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Carnall-Fitzhugh-Hopkins Co's

CALIFORNIA GUIDE
for
TOURISTS and SETTLERS
1890



The Carnall-Fitzhugh-Hopkins Co.

624 MARKET STREET, SAN FRANCISCO

DEALERS IN

CALIFORNIA HOMES

OF ALL SIZES AND DESCRIPTIONS

BEARING ORCHARDS AND VINEYARDS
COUNTRY SEATS AND VILLA SITES
IMPROVED FARMS DAIRY RANCHES
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In the Beautiful City of

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MAPS, TERMS AND FULL INFORMATION UPON APPLICATION.

Carnall-Fitzhugh-Hopkins Co.

624 MARKET STREET

Opposite Palace Hotel

SAN FRANCISCO.

N. C. CARNALL & CO'S



CALIFORNIA * GUIDE

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"CARNALL-FITZHUGH-HOPKINS CO."

succeeds all the business and good-will of the original firm. The Officers for the ensuing year are

NATHAN C. CARNALL, President,

GEO. W. HOPKINS, Secretary,

WM. M. FITZHUGH, Vice-President,

BANK OF CALIFORNIA, Treasurer.

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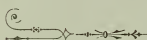
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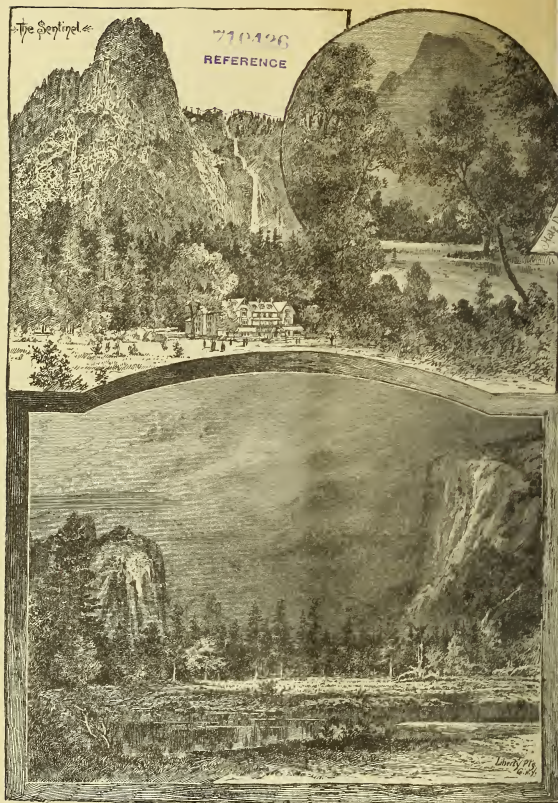
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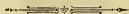
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GENERAL VIEW OF THE YOSEMITE VALLEY.

CALIFORNIA.



BRIEF DESCRIPTION OF THE RESOURCES AND ATTRACTIONS OF THE GOLDEN STATE.



SOIL, CLIMATE, PRODUCTIONS, STATISTICAL INFORMATION.



INDUCEMENTS OFFERED THE NEWCOMER.



California is the largest state in the Union, Texas excepted. It occupies on the Pacific coast-line the same extent in latitude as the whole Atlantic seaboard between Charleston, South Carolina, and Boston, Mass., and, if it were laid down between those cities, it would cover all of Massachusetts, Connecticut, Rhode Island, New Jersey, and Delaware, nearly half of New Hampshire and Vermont, about one-third of New York, one-fourth of Pennsylvania, one-half of Maryland, three-fourths of Virginia and North Carolina, and one-fourth of South Carolina. The principal distinctive features of the State are a range of mountains, 2500 feet high generally, paralleling the shore line of the Pacific ocean, known as the "Coast Range;" and lying back of this, the great Sacramento and San Joaquin valleys, and the so-called desert lands in the southeastern part; the westerly slope of the Sierra Nevada range of mountains rising above and to the east of these valleys, to a maximum altitude of 15,500 feet above sea level; and the great bay of San Francisco, with its adjacent valleys lying in the midst of the Coast Range.

California contains one hundred million acres of land, of which twenty-one millions are agricultural lands. Of necessity only a small part of this vast area is kept tilled by the present population of less than one million and a half. Its lands present a great variety in soil, many different kinds usually being found within a small compass. In the valleys deep, rich, alluvial soils, black or light colored, predominate; adobe lands, black, grey and red are found in valley and on upland; the chocolate, brown and reddish gravelly soils, which abound in nearly all parts of the State, are generally found on rolling or hill land or elevated plateaus; dark and light loams are found both in valley and high lands. The alluvial loam and adobe lands grow the heaviest grain, hay and grass crops; the reddish, gravelly lands yield the fruit and wine of famous flavor.

The coast country is more particularly adapted to grazing, vegetable gardening and grain farming. The valleys in the Coast Range, the slopes of the Sierra Nevada and the more elevated parts of the San Joaquin and Sacramento valleys are the home of the fruit tree and the vine. The field for vast operations of tillage and stupendous results of irrigation is in the two latter valleys, which embrace within their limits the resources of an empire.

FERTILITY OF THE SOIL.

The fertility and lasting qualities of the soil of California have exceeded the most sanguine expectations of the farmer and the analytic chemist. These have been proved by more than a third of a century's production of all the cereals, in the growth of great orchards and vineyards, in the growth of indigenous and domesticated grasses that cover the State, and in the production of all varieties of vegetables. Our agriculturists, horticulturists and vineyardists comprise people from almost every soil and climate under the sun, and it is their unanimous testimony that the quantity and quality of our products are equaled by few spots of earth. Our average cereal crop rate is fully twenty-five per cent. greater than for the rest of the United States. California fruits are confessedly superior to all others in quality, and the yield is greater than that of any other fruit region of the world. Many orchards and vineyards date from the Spanish occupation, more than a century ago, and where there has been cultivation and care they have, as yet, shown no decrease of production.

CLIMATE.

The climate of California is a complete and happy surprise to those who have lived in the same latitudes east of the Sierra Nevada mountains; there, snow, ice and cold sweeping winds prevail for half of the year. People and animals require the best of shelter and protection from the intense cold, and field labor is an absolute impossibility during the winter months. Here there is no snow, ice, or cold blasts; flowers bloom in yards and gardens the year round. The fields are scenes of the greatest activity in the winter months, plows and harrows are going from early morning till night, from November to May. The earth is clothed with a mantle of green, relieved by the brilliant coloring of the varied and luxuriant flora, the woods and groves are vocal with the songs of birds, and the streams swarm with water-fowl that have come here from cold regions.

The cause of this winterless climate is apparent to anyone. Commencing at the extreme western point of the Alaskan peninsula, fully 1,500 miles west of our State, there is a continuously high mountain range running southwest into Mexico. This lofty barrier deflects the arctic winds to the east so that they never reach us. In addition to this potent climatic influence there is a great warm ocean current which washes the western border of the State. To these two great causes California owes her winterless climate.

CASH VALUE OF OUR CLIMATE TO THE LABORER.

The absence of winter not only makes living here a pleasure, but it is the means of doubling the productive capacity of labor. In a winter country no field labor can be done for six months in the year. The fields are locked in frost and snow half of the time, leaving only twenty-six weeks to the field laborer for production. Out of that half year's labor winter makes heavy demands for warm houses and barns, for warm clothing, for large quantities of fuel and

costly heat-making foods. Here the field laborer has fifty-two weeks for productive labor, while winter makes light demands upon his earnings. The difference between the earnings of a field laborer in a country of long winters, and in our winterless climate, in ten years, will make a very handsome capital.

A COMPARATIVE TEMPERATURE TABLE

—OF—

POINTS IN CALIFORNIA AND POINTS IN A CORRESPONDING LATITUDE ON THE ATLANTIC COAST.

The following tables of temperatures are official and will show the climate of different portions of the State and its comparison with other sections of the United States.

Mean of Year.	Mean of Winter.	Mean of Summer	Latitude	POINTS IN CALIFORNIA.	POINTS ON ATLANTIC COAST.	Latitude	Mean of Summer	Mean of Winter.	Mean of Year.
63°	45°	88°	41°	Redding.	New York.	41°	71°	31°	51°
64	48	83	40	Chico.	Philadelphia.	40	72	34	52
60	49	74	39	Sacramento.	Baltimore.	39	73	33	53
56	51	60	38	San Francisco.	Washington.	38	76	36	56
57	52	64	37	Monterey.	Richmond.	37	75	37	56
63	50	85	36	Tulare.	Norfolk.	36	74	36	54
61	53	68	35	Santa Barbara.	Raleigh.	35	76	42	60
65	58	73	34	Los Angeles.	Atlanta.	34	80	48	64
61	54	68	32	San Diego.	Savannah.	32	81	53	67

By the above table it will be seen that while the difference between the mean temperature, for the year, in Savannah and New York is 16°, there is a difference of only 2° between the corresponding points in California, viz: San Diego and Redding, the latter point being the warmer, although lying more than 600 miles farther to the north.

COMMERCE.

The commerce of the State is large and rapidly increasing. California has a thousand miles of coast line on an ocean along whose shores more than a third of the world's population dwells. The trade with the large and populous countries of Asia, and with Australia and the Pacific Islands has assumed national importance. The coast trade and carrying extends from Alaska, on the north, to Chili, on the south, a distance of thousands of miles. The trade by water amounts annually to nearly one hundred million dollars, and that by rail is fully as large. The fleets of steam and sailing vessels in foreign, coast and river carrying are rapidly increasing, and the tonnage of sailing vessels built on this coast last year aggregated more than 20,000 tons.

MANUFACTURING.

The manufacturing industries of California would be a credit to any new country. In the production of woolens, boots and shoes, clothing, agricultural implements, furniture, glass, iron and steel, the shops and factories of the State rank with those of any of the older states. In 1880 there were 5,585 manufacturing establishments with an invested capital of \$61,000,000; the employees numbered 44,000, and received in wages \$21,066,000. The manufactured material, in 1888, was of the value of \$170,000,000.

MINING

is still a foremost industry in the State. The production of gold for 1888 was \$20,000,000. Placer mining formerly absorbed the most of the energies and capital of the miners, but now they are being directed to the rich lodes which everywhere seam our great mountains. Large portions of these mountain ranges have hardly been prospected; when they are, and when capital and cheap and economical methods are applied to working the ores, the output of gold will exceed that of any other region in the world. This will start the wheels of many new industries, and give an enlarged home market to the products of the farm, orchard, vineyard and garden.

THE FORESTS

of the State are as rich as her mines, and if properly conserved, will prove as lasting a source of wealth. On the Coast and Sierra Nevada mountain ranges there are great forest belts. On the Coast ranges, in Humboldt, Mendocino and Santa Cruz counties there are large areas of redwoods as well as other varieties of timber. On the Sierra Nevada range there is a forest belt, from twelve to sixteen miles wide, which extends from San Bernardino county, on the south, to the Oregon line on the north, a distance of six hundred miles. This belt contains sugar and yellow pine, spruce, fir and cedar in almost inexhaustible quantities. Along the lower edge of these forest belts there are a large number of sawmills which have an output of many millions of feet of lumber annually. The redwood shipments are especially large. In 1887 one port alone shipped more than four hundred cargoes of lumber.

SCHOOLS

The advantages for educating the youth of the State are exceeded nowhere on this continent, if anywhere in the world. The pioneers of our civilization have early laid broad and deep the foundations for a complete, thorough educational system in every part of the State. The system of education embraces every grade of school from the primary to the college and university. There is no section, however settled, without the public school and school-house. The standard and qualifications for teachers are the highest in America, and the average salaries are larger than in any other State or Territory. In addition to the public schools there are many private and sectarian institutions, which take high ranks. The public spirit of wealthy people has founded several institutions of learning for the benefit of the young of the State. Among these, the most noteworthy is the Leland Stanford Jr. University founded by Governor and Mrs. Leland Stanford. This great institution of learning, now being organized, has been endowed with more than twenty million dollars, and it will be the

leading educational institution of the United States. The instructions will embrace manual training in every branch of human industry. In the larger cities there are art schools of great merit, and towns and cities of any size have free libraries.

FACTS ABOUT CALIFORNIA.

Admitted to Union September 9, 1850.
 Population (census of 1880), 864,694.
 Population 1888, estimated, 1,400,000.
 Second largest State in Union; area 157,801 sq. miles.
 Length, 770 miles; breadth, 330 miles.
 Most diversified agricultural State in the Union.
 Number of farms 1888, estimated, 60,000.
 Ranked first State in per capita wealth, census of 1880.
 Assessed value of all property in 1888, \$1,107,106,327.
 Increase over year 1887, \$151,710,488.
 Net debt of State, \$339,500.
 Deposits in savings banks 1888, \$77,718,534.
 Deposits in commercial and national banks, 1888, \$73,432,992.
 Value of mineral products in 1888, \$20,000,000.
 Total value gold and silver product since 1848, \$1,339,000,000.
 Value of manufactured products 1888, estimated, \$170,000,000.
 Largest producer of honey.
 Leading wine-producing State.
 Only raisin-producing State in the Union.
 Capital invested in vineyards, \$65,000,000.
 The only State in which the olive thrives.
 The home of the orange and the fig.
 Leading producer of almonds, walnuts, etc.
 Finest climate in the world.
 Orange product season 1888-89 (estimated), 1,200,000 boxes.
 Hop product, annual average five years, 4,200,000 pounds.
 Wool product, annual average ten years, 41,350,000 pounds.
 Surplus wheat exported, annual average of ten years, 25,000,000 bushels.
 Annual average wine product for five years, 17,000,000 gallons.
 Raisin and dried-grape product 1888, 1,250,000 boxes.
 Vegetable and root products shipped East in 1888, 100,000,000 pounds.
 Canned goods shipments, 1888, 55,000,000 pounds.
 Green deciduous fruits shipped out of State, 1888, 45,000,000 pounds.
 Dried fruit product 1888, 40,000,000 pounds.
 Dried fruits shipped East, 1888, 26,000,000 pounds.
 Bean product of 1888, 70,000,000 pounds.
 Barley crops, annual average four years, 20,000,000 bushels.
 Flour shipments, annual average five years, 1,300,000 barrels.
 Fruit and vegetable pack, 1888, 1,526,000 cases.
 Value of cereal, hay and root crops, \$70,000,000.
 Number of horses and mules 325,910; value \$21,570,860.
 Number of cattle 902,771; value \$21,689,635.
 Number of sheep 6,069,698; value \$10,728,192.
 Number of swine 1,017,332; value \$3,841,409.

“Such is California, with its 160,000 square miles of territory, its 1,000 miles of sea coast, its grand Yosemite valley, its stupendous waterfalls, its giant trees,

its towering mountains; presenting within the limits of a single State all the climates known to the Union; all the differences of surface from snow-clad peaks to valleys which lie hundreds of feet below the sea level; all the fruits between the equator and the pole; all the minerals known to geology. She invites the world to her table and all may be filled. Her ships go forth to the ends of the earth, laden with gold and grain, with wool and wine, with oranges and oil, with cattle and corn. She has added more than \$1,300,000,000 to the wealth of the world, in gold and silver, and the end is yet afar off. But it is not the beauty of her scenery, nor the gold from her mines, which will make her future fame; it will be the grain from her fields, the fruit from her orchards, the wine from her vineyards, the wool from her flocks, the cattle from her hills, the spice-laden breezes which fill her sanitariums with health-seekers, the rose-clad homes which shelter her workers; these will be her glory and make her enduring fame."

[It is impossible within the limits of this publication to describe every county of the State; however, that end has been attained in a measure by the following descriptions of representative counties in different parts, and a perusal of their characteristics as given here will convey a very fair knowledge of the whole State.]

TULARE COUNTY.

Tulare county is in the south central portion of California, midway between San Francisco and Los Angeles, and extends from the summit of the Sierra Nevada mountains on the east to the Coast Range on the west. It embraces the best timbered portion of the great San Joaquin valley; has an area of 5,610 square miles, and contains 3,584,000 acres. The eastern one-third of the county is mountainous and picturesque. Two million acres lie in the valley, being almost perfectly level. Tulare lake lies in the trough of the valley, is ten to fifteen miles wide, eighteen to twenty-five miles long, and catches the drainage of the entire valley. The Tulare valley is that section of the San Joaquin valley drained by the Tulare lake and includes the southern part of Fresno county, all of Tulare county and the northern portion of Kern county.

Of the streams within the county, King's river is the largest, and forms a part of the northern boundary line, and enters Tulare lake from the north. The Kaweah river is next in size, and enters the lake from the northeast. Tule river leaves the mountains thirty miles further south, and enters the lake from the east. Deer creek lies still further south, and reaches the lake from the southeast. White river enters the county in its southeast corner and loses itself on the plains before reaching the lake. All of these streams rise in the Sierra Nevada mountains, and all form deltas before entering the lake, so that much of the valley land has been formed by sedimentary deposit. Nothing could be more fertile and productive. Any soil, from the light sandy to the heavy clay or adobe, can be had. It is nearly all good, but requires different treatment, and is adapted to different kinds of productions.

In addition to the natural water courses Tulare county has 250 miles of main ditches and canals, which irrigate about 150,000 acres, and 150 artesian wells irrigating 10,000 acres more. Properly distributed and husbanded, Tulare's streams will irrigate all the irrigable land in the county. But it is a serious

mistake to suppose that nothing will grow in Tulare county without irrigation. Not one-fourth of the cultivated land in the county has ever been irrigated and yet "dry farming" is as safe here as in Kansas, Nebraska or Illinois. But with proper irrigation land can be made to produce so much more, and with so much less risk of failure, that irrigation pays for itself over and over and is employed from choice whenever possible. For growing orchards, vineyards and alfalfa, irrigation is required in most parts of the county, but the less water used the better after a sufficiency has been obtained. It is surprising how little water is needed to supplement the rainfall if the land is thoroughly cultivated. It has been demonstrated by experience that the harrow and cultivator are the best irrigators. Less water and more cultivation constitute the better method.

CLIMATE.

An old resident of Tulare county thus describes the climate: "We have but two seasons, winter or the 'rainy,' and the summer or the 'dry.' The former is very much like April and May weather in the east; the latter corresponds with August and September with the rains left out. We have no sudden changes, but little wind, no 'blizzards,' cyclones or thunder storms, no snow, and ice seldom forms thicker than a window pane. The summers are warm but the atmosphere is dry, hence the heat is not oppressive as in the east. People work exposed to the rays of the sun in the hottest days of summer without being in danger. Cases of sunstroke are so rare as to be almost unknown. The mean annual temperature in the Tulare valley is sixty to sixty-eight degrees, the same as in Santa Barbara, Los Angeles and San Diego. All things considered a summer in Tulare is decidedly preferable to a summer in any of the interior states of the Union, while our winters are incomparably more pleasant. Our rainy season is not a prolonged 'wet spell' as some folks imagine, but merely a season in which 'April showers' sometimes fall, but we have weeks of cloudless skies meantime."

INDUSTRIES AND PRODUCTIONS.

Almost every avocation in which humanity engages, may, so far as natural conditions are concerned, be prosecuted successfully in Tulare county. There is timber enough for all time, gold enough, silver enough, enough water power, lime, building material, and a soil and climate adapted to the production of every food, forage or fiber plant that grows between the semi-tropic and frigid zones. Oranges and lemons grow to perfection in the foothills, small fruits and berries thrive upon the irrigated lands, and the great valley, properly cultivated and watered, never fails to respond, generously, to the demands of agriculture and horticulture. Grapes, apricots, peaches, nectarines, plums, prunes, olives, almonds, figs, apples, pears, and in fact nearly every known fruit grows to perfection.

The rearing of horses and mules has come to be a great industry in Tulare county. Cattle do splendidly also, and hogs and sheep are reared by the thousand. Dairying is also a profitable industry and will become a great one as soon as the value of the pasturage facilities of the mountains comes to be realized. Wheat growing stands first in point of production, Tulare county being the banner wheat county of the State for the three successive years of 1884, 1885 and 1886.

The soil of Tulare county is especially adapted to the growth of alfalfa, and it is one of the most profitable crops raised. Three or four crops are cut annually, yielding about two tons to the acre at each cutting.

TULARE CITY.

Tulare city is the largest town in the county. It has about 4,000 inhabitants, is well built, is located in the geographical center of the county and enjoys a lucrative trade. The town is growing rapidly and looks forward with confidence to a great future.

FRESNO COUNTY.

Fresno county is one of the largest counties in the State, being about 130 miles long and 65 miles wide, and containing about 5,000,000 acres. It extends across the great San Joaquin Valley, and reaches into the Sierra Nevada Range on the east about 45 miles, and into the Coast Range on the west about 20 miles, leaving in the valley portion about 2,500,000 acres of practically level land, nearly all of which is subject to irrigation. Both of the mountain ranges are wooded, some of the finest timber in the world being found upon the slopes of the Sierras, within this county. The soil of the valley is generally a deep, sandy loam of wonderful fertility. The climate is healthful and equable. The summer days are warm, but always tempered with a refreshing breeze, and the evenings and nights are always cool and delightful. The chief productions are wheat, corn, barley, oats, potatoes, alfalfa, vegetables and fruits of all descriptions, including oranges, lemons, berries, olives, figs, pomegranates, apples, peaches, pears, apricots, grapes, etc. There are within the county more than 900 miles of public irrigating canals. There are over 7,000 acres in grapes now in bearing. The raisin product last year was 350,000 twenty-pound boxes, besides a million and a half pounds of green grapes shipped away. The wine product was 1,470,000 gallons, and brandy 35,000 gallons.

FRESNO

is the county seat, located on the line of the S. P. R. R., about midway in the valley, 200 miles from San Francisco. The increase in population during the last two years has been phenomenal and now numbers nearly 8,000, and the city is rapidly extending its limits. Magnificent buildings, public and private, are being erected on every hand. Among others may be mentioned the courthouse, an imposing three-story brick building, with handsome cupola; the armory, one of the largest buildings of its kind in the State; a handsome brick opera house; the Masonic temple, costing \$25,000, etc. Numerous colonies have settled about the city and may properly be termed suburbs. Fresno colony contains 2,560 acres; Central Colony, 3,840; Washington colony, 7,040; West Park 6,400; Kirkby, 2,560; Malaga, 4,480; Salinger, 1,280; Scandinavian, 1,920; and Nevada and Temperance, 1,280 acres. All are eminently successful.

MERCED COUNTY.

Merced county is situated in the heart of the great San Joaquin valley, embracing a territory extending from the foot-hills of the Sierra Nevada range on the east to the summit of the Coast Range on the west. Its greatest length easterly and westerly is about ninety miles, and the average width, about forty

miles. With the exception of that portion lying upon the eastern slope of the Coast Range, a strip not exceeding twelve miles in width, the land is generally level prairie, with occasional lines of timber skirting the various streams running through it. The population of the county is upwards of 10,000. The climate is mild and equable; the soil is deep, very rich and productive, producing heavy crops of wheat and other cereals without irrigation, save in exceptionally dry seasons. The chief productions are wheat, rye, barley, Indian corn, cotton, vegetables, wine and fruits of every description, including citrus. Merced county is blessed with abundant water supply, the San Joaquin and Merced rivers, and Chowchilla, Deadman's, Mariposa and Bear creeks flowing through the county from the Sierra Nevadas; and the Los Baños, San Luis, Cottonwood, Sycamore and numerous others flowing into the San Joaquin from the Coast Range on the west side of the valley; besides these there are large numbers of artesian wells and irrigating canals throughout the county. Lands have until recently been held in large tracts, but are now being subdivided, and Merced City is now surrounded by eleven colonies, the lands of which are being rapidly settled upon and improved.

MERCED, "THE FOUNTAIN CITY,"

is the county seat, and is situated on the line of the Southern Pacific Railroad, 152 miles from San Francisco and 115 miles from Sacramento. The present population is about 3,000 and is increasing very rapidly. It can already boast of unusually fine buildings, both public and private, among which are a three-story court house, costing \$80,000; a public school building, costing \$20,000; six churches, three fine banks, etc. The city is located most favorably for business and has an exceedingly bright future.

TEHAMA COUNTY.

Tehama county is situated nearly at the head of the great Sacramento valley, is bounded on the north by Shasta, on the east by Plumas and Butte, on the south by Butte and Colusa, and on the west by Mendocino and Trinity. It reaches from the summit of the Sierra Nevada mountains on the east, to the summit of the Coast Range on the west, with the Sacramento river running through the center from north to south. It has a breadth of thirty-eight miles from north to south, and a length of seventy-eight miles from east to west, giving an area of nearly 2,000,000 acres. The population numbers about 18,000.

The surface of Tehama county consists first of a section of the Sacramento valley which, below Red Bluff, expands into a broad and level plain, swells on the west into low level prairies that further on lift into broken hills with the steep and rugged slope of the Coast Range beyond. Heading in these mountains numerous streams flow east into the Sacramento, the principal of which are the Cottonwood, Dibble, Reed, Redbank, Elder, Thomes and Stony Creeks. On the east this valley is bounded by a lava flow which extends for twenty miles or more up the western slope of the Sierra Nevada mountains. Through these lava beds the large streams that carry the water caused by snow and rain on the slope of the Sierra Nevadas have eroded deep, dark and craggy canyons; above these lava beds, the Sierras become more precipitous, rising at some points to an altitude of more than ten thousand feet.

The scenery in this county is hardly surpassed elsewhere in California; the beautiful, the picturesque and the grand is so blended as at once to challenge the admiration of the beholder. To the north Mount Shasta lifts itself to a height of 14,442 feet above sea-level, 7,000 feet being covered with perpetual snow. On the east the Sierra Nevada stands a great wall linking the towering dome of Shasta with Lassen Butte, a volcanic cone over 10,000 feet high. To the west is the Coast Range less lofty, but even more sharp and craggy in contour than the Sierra. The dark green of the coniferous forests that cover the lower slopes of these mountains contrasts strongly with the fields of snow that rest on their summits. The landscapes near by are paragons of rural loveliness. The parks of great oaks dotting the hills and scattered over the plains; the long lines of sycamore and cottonwood that fringe the streams, the orchards and vineyards, and patches of alfalfa with their perpetual verdure, the large flocks of sheep, herds of cattle, and bands of horses here and there to be seen, and the vast fields of grain stretching for miles and miles away, present a picture that few other localities can match.

SOIL.

Tehama county embraces some of the finest soils in the State. They are mainly alluvial and volcanic in their origin. On either side of the Sacramento river are wide stretches of rich alluvium, many feet in depth. The uplands are mainly a reddish clay loam mixed with gray adobe, acknowledge to be superior for the growth of fruit and vines. There is very little waste land in the valley.

CLIMATE.

Very few people outside of those that have lived in Northern California, understand the advantages of its climate. Northern, with most eastern people is synonymous with cold. People of the Atlantic Coast and Northern States, where there is six months of snow and blizzards, never dream that Tehama county, situated on parallel 40 north, is blessed with perpetual summer, where the fig and olive, the orange and lemon and the vine grow to perfection, nor can they understand that while Mount Shasta is covered with snow and ice, that the valleys are waving with golden grain, the air perfumed with the odor of the orange blossom and the rose. There are but two seasons, the wet and the dry. The rainy season may be said to commence in October and end in May, although it sometimes rains in June. It seldom rains longer than two or three days at a time, and the intervals between rains vary from two or three days to a month. As soon as the rains commence in October, the grass begins to grow, and by the 1st of December, the country is covered with a green carpet of vegetation. In October and November the farmers do most of their planting and sowing. December is usually the coldest month in the year, but the thermometer seldom falls below 30° above zero. Snow can be seen on the mountain tops, but seldom falls in the valley. If it does it melts as fast as it falls. December is usually the month of the heaviest rainfall. During January vegetation begins to assume the appearance of spring, trees begin to blossom and grass and grain grow rapidly. Grain can be sown in this month and in March and April, and will produce very well. February is usually a pleasant month, like the month of May in the Eastern States. March and April are usually made up of sunshine and showers; vegetation grows rapidly, and some fruits mature and ripen at this time of the year; strawberries usually the first of April, and cherries and apricots in May. In the last of May and in June the grain matures. There

is no more rain from that till October again, and the farmer can harvest his crop without fear of storms.

TIMBER SUPPLY.

There is an abundant supply of timber all over the county. There is no town-ship but what has timber for fuel, and there are sections of the county which have some of the largest forest growths on this continent. All along the streams there are cottonwoods, sycamores, elders, alders, oaks and white maples. On the bottom lands bordering the Sacramento, on both sides, there are large areas of oak parks, containing many trees of astonishing size. In many places on the higher portions of the valley there are large areas covered with oaks. The whole western portion of the valley lands have these scattering forests.

On the Coast Range there are some fine timber growths, mostly pine, fir and spruce. It is in the Sierra, however, that the great forest belt of the county is situated. There, in a belt fifteen miles wide and forty miles long, in Tehama county, are forest growths unexcelled in America. The pines and firs are, many of them, 200 feet in height, and even more.

INDUSTRIES.

For some years Tehama county has ranked among the first grain producing counties in the State, the average annual yield of wheat, barley and oats being about 8,000,000 bushels. The average hay crop is about 50,000 tons. Next to grain farming, wool growing has been the great industry of the county. The annual product is about 2,000,000 pounds, and upwards of 1,000,000 sheep have been exported since 1880. Besides sheep, very large numbers of horses, mules, cattle and hogs are raised. The climate is well adapted to this business, and no shelter is required either in summer or winter. The fruit industry is fast coming to the front, and is certain to eclipse all others in the near future. Side by side, and without irrigation, grow the lemon, grape and peach, the olive and apple, the orange and pear, the citron and watermelon—all in open air, asking and needing no protection from the weather. There are now over 175,000 fruit trees planted and 5,000 acres of vines, and the number will be very largely increased the coming season. Red Bluff is the county seat, and the largest town in northern California. The other principal towns are Tehama, Corning and Vina.

SHASTA COUNTY.

Shasta county, though one of the oldest and most prominent of the mineral counties, has been comparatively little written about for the information of strangers. The rich and varied resources of the county are gradually becoming known, however, and her present rate of progress is remarkable. The county is located on the line of the California and Oregon Railroad, 200 miles north of San Francisco. It forms the extreme head of the great Sacramento valley, and its area comprises about two and a half million acres, two-thirds of which may be classed as mountainous and timbered. The remaining third, being the south-central portion, consists of rich river and creek bottoms and gently undulating uplands. The soil of the former is a black sediment of wonderful fertility, and that of the latter a reddish, gravelly fruit loam. This section of the county lies within a

horseshoe, formed by bold mountain ranges to the east, north and west, and constituting a magnificent panorama of mountain scenery not excelled in the State; Mount Shasta on the north, covered with its everlasting blanket of snow, towering above all the rest to a height of 14,442 feet. Until within five years, scarcely any attention was given to fruit culture in Shasta county, but thousands of acres have since been planted to apples, pears, peaches, apricots, prunes, grapes, figs, olives, almonds, oranges, lemons, etc., and in no portion of the State have the results been more flattering. The average annual rainfall is forty inches, rendering irrigation entirely unnecessary, except for alfalfa and berries. The Sacramento river flows from north to south through the center of the county, and throughout the county are numerous mountain streams, all flowing into the Sacramento, which at this point is a magnificent stream, clear and pure, and nearly half a mile in width. The climate, both in summer and winter, is unexcelled in California, and (except in the high mountains) is of the same average temperature throughout the year as that of the southern counties. The county has a home market for all her present products, and an unlimited outlet for all the fruit that can be grown will be found in the great non-fruit producing States and Territories of the northwest. The population is about 25,000. Redding is the county seat with a population of about 3,000, and is without doubt one of the liveliest towns in the State. Anderson, Cottonwood and Millville are also prominent towns, and are each making rapid and substantial progress.

SONOMA COUNTY.

Sonoma county, the seventh in size and population in the State, is bounded on the north by Mendocino county, on the east by Lake and Napa counties, on the south by San Pablo bay and Marin county, and on the west by Marin and the Pacific ocean. The boundary line on the bay is eighteen miles. The Pacific ocean shore line is more than sixty miles. The area of Sonoma county is about 1,500 square miles, about the size of the state of Rhode Island. This gives the county 960,000 acres. Of this immense area, at least 200,000 acres are valley land, the very richest soil known, being a black loam; 200,000 acres are rolling or higher table-land, with an exceedingly rich, alluvial, brown soil, with considerable sand. This as a rule is the best fruit land. We may class 200,000 acres as foothill lands, adapted to many kinds of agricultural and horticultural products and pasturage. At least 100,000 acres of mountain land is adapted to grazing, about 80,000 acres are Redwood timber lands of the most magnificent growth anywhere to be found. There is estimated to be more than 100,000 acres of timber land of many varieties, consisting of pines, redwood, and some hard woods lying in the northwestern portion of the county contiguous to the Pacific ocean. The southern boundary line is within twenty-eight miles of the great commercial metropolis and emporium of the coast, San Francisco, thus bringing it within easy reach of this great mart of trade.

The population is estimated at nearly 40,000. The assessed valuation of property in the county is \$28,000,000, and ranks seventh among the counties of the State. The climate of Sonoma county will compare most favorably with any portion of the State. There are light frosts in winter, and sometimes thin ice appears in the valleys, but no long, cold winters have to be endured, during which time people are shut indoors, and work and improvements of all kinds cease. There are but two seasons, the wet, answering to winter, and the dry,

answering to summer. The average rainfall in Sonoma county is thirty-one and a half inches.

SANTA ROSA

is the county seat, and contains a population of about 7,500. With its fine public buildings and business blocks, its handsome residences surrounded with beautiful grounds, Santa Rosa is one of the most delightful cities in the State. Of the other prominent towns in the State may be mentioned Petaluma, Healdsburg and Cloverdale, with a combined population of about 12,000, and each located in the centers of rich farming sections.

NAPA COUNTY.

Napa county lies 40 miles north and east of San Francisco. It has an area of 828 square miles, or 450,000 acres. Fully one-half of this land is arable, and much of the other half furnishes fine pasturage for stock.

Valleys and mountains comprise the topography of Napa county, expressed in general terms. To be more explicit: a range of the Mayacamas mountains forms the western boundary line of the county, at the base of which, and extending the whole length of the county, lies Napa valley, the queen of all the valleys in the county, as well as of the whole State. Bordering this on the east runs another range of the same mountains, the two embracing the valley much like a letter V. To the eastward there is one grand succession of mountain ranges, in the midst of which are cosily nestled Pope, Chiles, Wooden, Conn, Capelle, and lastly, and largest of them all, Berryessa valleys. Along the eastern side of this rises the lofty heights of the Blue Ridge range, forming the eastern boundary line.

Napa valley extends from the bay at the south to Mt. St. Helena at the north, a distance of 42 miles, and varies in width from 1 to 5 miles. It is drained by the Napa river, a stream flowing its whole length, and which is navigable as far up as the city of Napa. It is level, very rich in soil, and yields bountifully without irrigation.

Of all the benefits which a munificent Providence has bestowed upon Napa county, her climate is the most appreciated. Bright and balmy days, cool and pleasant nights—all that the heart of man can desire—is to be found here. So much has been said of the glorious climate of California that it would seem impossible to add anything new; but it is desired to impress upon the mind of the reader the facts that Napa county is far enough inland to be practically free from the chilling fogs and winds which prevail near the coast, and yet not far enough from the ocean to be as dry and hot as it sometimes is in interior sections. Thus it will be seen that here a happy and certainly a most delightful mean is found.

Napa county contains as great a variety of soils as any county in the State, and her productions are so varied that less space would be required for a list of those products which will not thrive within her borders, than to note those which mature perfectly and yield abundant crops. One very important advantage possessed by Napa county over some other portions of the State, is the fact that the annual rainfall is sufficient to obviate all necessity for irrigation. A field of corn can be planted and from 50 to 60 bushels to the acre matured without a drop of rain from time of planting. Raisin and wine grapes produce abundantly, and "Napa county wine" has earned a reputation among connoisseurs second to none in the

State. Her orchards produce with equal abundance prunes, peaches, apricots, pears, plums, apples and cherries, as well as oranges, lemons, limes, figs, olives and pomegranates, and all attest the richness of the soil as well as the salubrity of the climate. Aside from fruit growing, general farming may be carried on as extensively here as may be desired, and cattle, horses and sheep may, if they choose, feed all the year round upon the natural grasses which cover hill and mountain top, while the hog luxuriates on the acorn and grows fat without labor, except rooting, and without taking the trouble to look up to the tree and return thanks for his ample supply.

NAPA CITY.

The towns of Napa county are among the thriftiest and pleasantest in the State. Napa city, the county seat, has a population of about 6,000. It is two hours' ride from San Francisco, with which city it has both rail and water communication. The city is nicely laid out, and her business blocks, churches and schools are first-class and would be a credit to any town. Within one mile of the city is located the Napa State Asylum for the insane, which was built at a cost of \$1,300,000, and shelters over 1,400 inmates. Seven miles north of the city is located the Veteran Soldiers' Home. Eighteen miles north of Napa, in the centre of the leading viticultural district of the State, is located St. Helena, with a population of 2,500, and still farther north near the base of Mt. St. Helena is located Calistoga, a pretty town of about 800 inhabitants. All are enjoying a steady and healthy growth, and will undoubtedly double their population within a few years.

SANTA CLARA COUNTY.

This publication would be most incomplete were a description of Santa Clara county omitted. Its delightful climate and fertile soil, its convenient situation, its varied productions and its liberal institutions, all mark it as a favorite.

The Santa Clara valley is shaped somewhat like an elongated horseshoe, opening on the north into San Francisco Bay. Its entire length north and south is about 60 miles, with an average width of about one-half that distance from summit to summit of the double chain of the Coast Range, which gracefully holds it as in the hollow of a great hand. The climate is delightful. The coldest weather in winter closely resembles the average October day in the Eastern States, while the heat of mid-summer is not at all excessive, and the nights are always cool. The soil of the valley is exceedingly rich and produces abundant crops of every description. Beginning at the northern boundary, the lands which skirt the bay of San Francisco have long furnished a large share of the strawberry supply of that city, while the oyster fields in the bay near Alviso, supply several San Francisco dealers. The foot-hills further east are terraced with vegetable gardens, whose production of peas, potatoes and the like has given wealth to their owners, and from the cattle ranges on the higher mountains a heavy revenue accrues. Proceeding southward, the orchards and vineyards encircling Santa Clara are seen, then, to the west, in the concaves of the widening valley, the fruitful sections of Stevens Creek and Saratoga, and, to the east, the well-cared-for fields of the Milpitas and Berryessa districts. Then comes San Jose, with its girdle of wealthy towns on every side of it, and reaching from Alum Rock and Evergreen on one side to Los Gatos and the Santa Cruz mountains on the other, all fruitful and



COURT HOUSE, SAN JOSE.



LICK OBSERVATORY ON THE SUMMIT OF MT. HAMILTON, TWENTY-FIVE MILES EAST OF SAN JOSE.
THE LARGEST TELESCOPE IN THE WORLD.

wealth-producing. South of these again are New Almaden and Guadalupe, with their wonderful mines of quicksilver, a splendid region of vines and harvests, with stretches of grain and grazing lands. Natural gas has been discovered on each side of the valley, San Jose being located in the intermediate section, which may develop a natural gas field. Incorporations are being organized to explore for this product. Gilroy stands guard over the southern part of the county, and is famous for its dairy produce. From Alviso, where in the face of the bay the earth blushes with ripening strawberries, to the most southern boundary, there is not in the whole valley of Santa Clara an acre of barren land. The valley throughout the entire length presents a beautiful picture of well-kept farms and elegant homes.

SAN JOSE.

San Jose, the county seat, is in the heart of Santa Clara valley. Perhaps no city in California has a more delightful situation. San Francisco lies only fifty miles away to the north, and is connected with it by three lines of railway. Santa Cruz, with its lovely beaches and surf-bathing is 35 miles to the west, reached by two lines of railroad that round in and out over some of the most romantically beautiful mountains in the world—the Santa Cruz range, the joy alike of the sportsman, the camper, and the health-seeker. To the east is the Lick Observatory, with the largest telescope in the world. San Jose has a history running back over 100 years, to the days of the adventurous Spanish missionaries. In 1850 it was the State capital with 2,500 inhabitants. To-day, with its suburbs, it has 35,000, and has barely entered on the beginning of its growth. Its public school system is one of the best in the United States. There are five magnificent school buildings, erected at a cost of about \$150,000, and furnished with all the appliances known to modern educational methods. In addition to the free public schools, there are the State Normal school, the Santa Clara college, the University of the Pacific, the college of Notre Dame, and the Leland Stanford Jr. University; the latter endowed with \$20,000,000 worth of property. There are also art schools of high grade, together with musical conservatories and other special institutions.

The Garden City Business College and Academy is an institution deserving special mention. Its principal, Prof. H. B. Worcester, has united to the course of a regular commercial college, preparatory and academic departments, making an institution eminently fitted to fill the interval between the grammar school and the college or university. The commercial department is a first-class business training school, designed to help young persons of both sexes to help themselves; to help solve the perplexing question of "How to make a living;" to inculcate habits of method and order, and to furnish the best capital for a start in life. E. E. Worcester and Kate F. Lefler are associate principals, assisted by a full corps of efficient teachers.

San Jose has eighteen church edifices, with a total membership of 7,500. The value of all the church property in the city is not less than \$250,000. The county assessment list in 1886 was \$40,000,000, and of all the taxes levied only \$175.45 was returned delinquent; a most substantial evidence of general prosperity throughout the county. The assessment roll for 1888 amounted to \$51,073,198 and the tax rate was \$1.05 on the hundred.

T. W. HOBSON & Co., located at 44 to 54 Santa Clara street, are a firm of enterprising young men, who some six years ago succeeded the long established firm of O'Banion & Kent, merchant tailors and dealers in gentlemen's furnishing goods. Their establishment is most complete, each department being under competent management. Their business has grown with the growth of the community, and as a representative business house, this firm is a credit to San Jose.

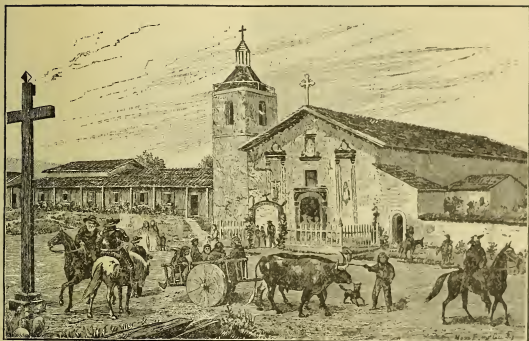
SANTA CLARA COLLEGE.

This justly famous institution, located in the town of Santa Clara, and conducted by the Fathers of the Society of Jesus, was established on the 19th of March, 1851. It is the successor of the old Santa Clara Mission which was founded in 1777 by the Franciscan friars, the first organized missionaries in California. It stands to-day at the head of colleges of the Jesuit order on this coast, and has no superior among educational institutions of any denomination or class in completeness of outfit, or facilities for imparting thorough, practical instruction in all departments. Among its professors and teachers are numbered some of the ablest instructors to be found in the Society of Jesus, an order famous for the learning of its members. The College buildings are situated in an inclosure of nearly ten acres, and constitute a small city within themselves. Entering the main college building one is admitted through a doorway, the thickness of whose walls suggests the old original *adobe* concealed beneath a dress of modern plaster. In fact, the lower stories of these main buildings are the original Mission buildings, there having been added upper stories and modern improvements. Passing through the wide entrance hall the visitor emerges into a quadrangular garden, enclosed on three sides by buildings, and on the remaining side by an ancient wall literally covered with ivy and flowering vines. This college garden is a marvel of order and beauty. Sheltered by its enclosing walls from any roughness of wind, here are grown many most rare and valuable plants. Opening into this garden is the library building, where is one of the most valuable and rare collections of books and manuscripts in the United States, including the writings of the ancient Fathers of the church. The visitor can take in his hand a book made A. D. 1569, a Latin work, some of the writings of St. Basil, which is on beautiful parchment, and in an excellent state of preservation. Here are writings of St. Augustine printed A. D. 1600, and perhaps the most interesting of all, the Missals and office books used by the founders of the Mission, printed in 1682 and 1700 on parchment.

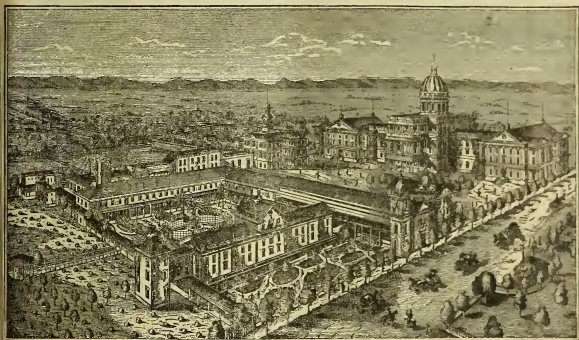
From the library the visitor is shown through the various Departments, each of which is a college in itself. The Scientific Department has obtained fame even in Europe for its completeness, second to none in the United States. The costly philosophical apparatuses, the museum, the chemical laboratory, with their superb instruments, win the admiration of the beholder. The Commercial Department is as practical and complete as any business house in New York City—and this thoroughness extends through all. The physical care and instruction of students are no less thorough, as will be seen by an inspection of the dormitories, recreation grounds, etc. A beautiful exhibition hall gives the finest opportunity for the display of elocutionary and dramatic talent, and entertainments are regularly given where entire dramas and orchestral music are rendered by the students. A Literary Congress of two co-ordinate branches, typifying the Congress of the United States, affords an opportunity for acquiring a practical knowledge of parliamentary law, and the manner of conducting legislative bodies. Other societies are established for the promotion of gentlemanly deportment and culture among students; and students are always in the company and care of their tutors. Two fully equipped military companies, "A" and "B," Santa Clara College Cadets, are regularly officered and drilled into most complete system and order.

Santa Clara College is the *Alma Mater* of some of the leading men of our state.

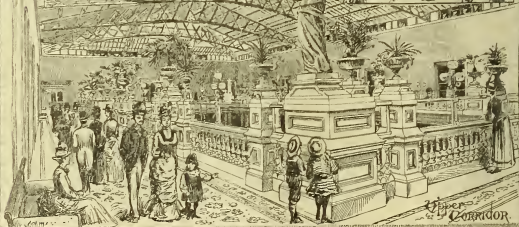
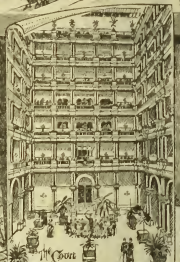
Our illustrations give the Mission Church and buildings at the time the Jesuit Fathers took possession, and in contrast, Santa Clara College as it is to-day.



SANTA CLARA COLLEGE, 1851.



SANTA CLARA COLLEGE, 1889.



PALACE HOTEL, SAN FRANCISCO.

TOURISTS' GUIDE.

NOTED HEALTH AND PLEASURE RESORTS IN CALIFORNIA.

NATURAL WONDERS, WATERING PLACES, MEDICINAL SPRINGS.

POINTS OF SPECIAL INTEREST TO THE HEALTH AND PLEASURE SEEKER.

[It is a well-known fact that very many of our Eastern friends who visit California for pleasure, arrive here without having formed any definite idea in regard what points they will visit or what sights they will see, during their stay in the Golden State. This is partly owing to the impossibility to obtain direct information on this point, and partly because until they leave their Eastern homes, California, *as a whole*, is the objective point, and until their arrival here but little thought is given to planning trips to points of special interest throughout the State. It is the purpose of this department of our publication to enable those who have but a few weeks or months to remain with us, to make the most of their time. In the following pages will be found brief sketches of a few of the most attractive localities and most favored regions to which the tourist should naturally turn, but the descriptions are necessarily very incomplete, and the information fragmentary, owing to the limitations of space. These places, and in fact *all* of California, must be seen and studied to be understood and appreciated.]

SAN FRANCISCO.

One of the chief attractions to every tourist who visits California, is the wealthy metropolis by the Golden Gate. Although an old Spanish mission existed here before the beginning of the present century, located and still standing in what is now the southwestern portion of the city, the existence of San Francisco as a town, dates from a far later time. It was first known as Yerba Buena, which name it retained until 1847, when it was changed to San Francisco. The discovery of gold in California in the year following, resulted in bringing many thousands to the city, and its growth from that time was very rapid.

The San Francisco of to-day is a magnificent city of 350,000 inhabitants, and is without question one of the most interesting cities in the Union. Its location and surroundings are picturesque and beautiful. It is a city of wealth

and of great commercial importance, located on one of the finest harbors in the world, and is backed with a vast and but partially developed empire possessing almost boundless resources. The value of its imports is exceeded by those of New York only. It must shortly become one of the few great cities of the world. The city is located on the end of a sandy, hilly peninsula which separates the Pacific ocean from San Francisco bay. The latter is a magnificent body of water extending southward from San Francisco forty miles, and northward twenty-five miles, while its average width is about eight miles. On its eastern shore directly opposite San Francisco, is located the city of Oakland, with its miles of lovely shaded drives, and its thousands of beautiful homes.

San Jose (described on page 19) is located at its southern extremity, while set along its 300 miles of shore line on all sides are beautiful suburban towns, which, with their enchanting climate, rivaling that of Naples, their beauty of location, their wealth of flowers and semi-tropical plants, their air of refinement and culture, and their nearness to a great city, make them among the most attractive residence places to be found on the earth.

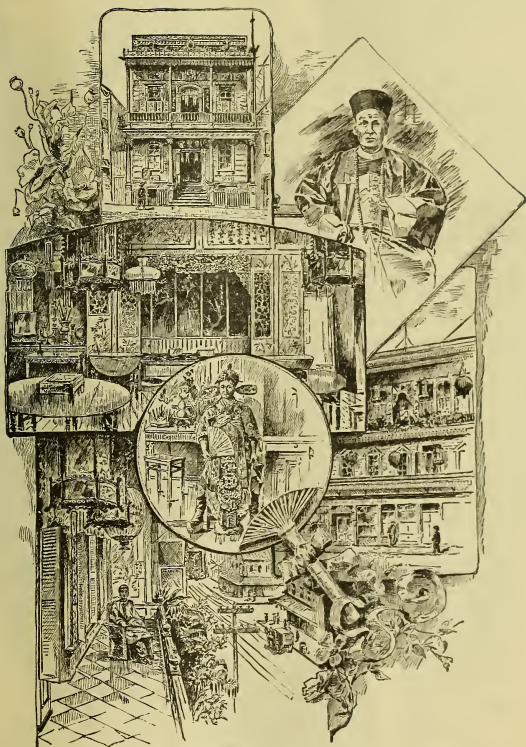
The climate of San Francisco is unexcelled by any seaport town in the United States, the temperature rarely going above 85° in summer or below 40° in winter. The latter, although known as the "rainy season," is considered the pleasantest part of the year. The rains are often weeks apart, and the weather is warm and delightful. San Francisco has over fifty hotels. The Palace Hotel (see cut on page 22) is the largest and finest in the world. The Baldwin cost \$3,500,000, and the Occidental and the Lick are also first-class, and the charges at all of them are reasonable.

The street-car system is unexcelled. San Francisco taught the world the use of cable roads, and the city is now covered with them. These lines run up and down the steepest hills in the city, and as a consequence, these portions are covered with fine residences. There are 127 church organizations with houses of worship, and the public schools and private educational institutions are unsurpassed. There are thirty-three libraries and reading-rooms, six first class theatres and opera houses, four Chinese theatres and many other places of amusement.

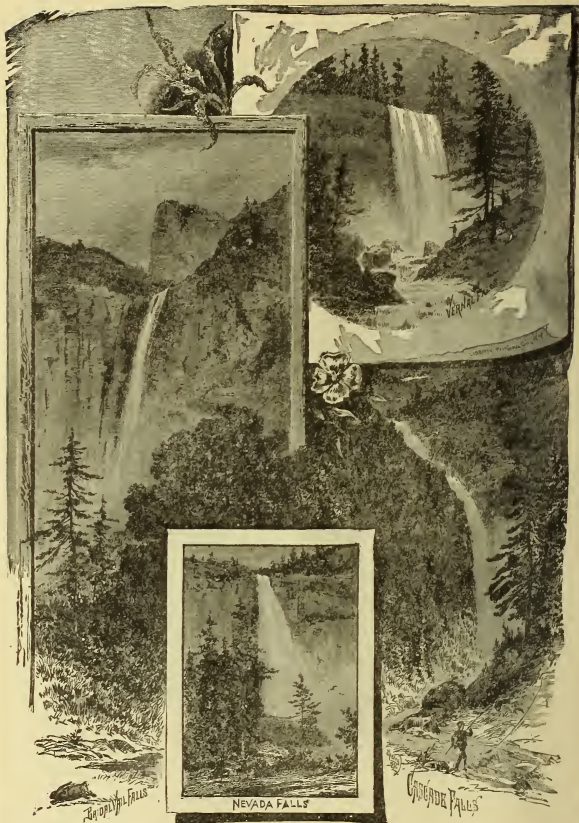
One of the first attractions to strangers is "Chinatown," where in the space of a few blocks, over 30,000 Chinese are packed together, and where all the characteristics of the pig-tailed natives may be observed and studied as well as in Canton or Peking. There are many attractions about the City: Golden Gate Park, comprising 1,600 acres, is one of the finest in the country; it contains many miles of lovely drives, walks and bridle paths, and acres of flowers in bloom 365 days in the year. Free music of a high order is provided Saturday and Sunday afternoons for the thousands which assemble there. The Park may be reached by any of the cable lines; fare, five cents.

The Cliff House is a very popular resort on the ocean shore, at the western extremity of the Park. There are beautiful roads leading through the Park to the Cliff, which may also be reached by the motor roads both north and south of the Park.

Returning to the City by way of the Point Lobos road a fine view of the Golden Gate, nearly a mile in width, and its fortifications, is obtained, as well as of the bay, Alcatraz island, and the Marine county shore. Near this road, also, is the Presidio, the chief military station of the Pacific coast, and a veritable beauty spot.



THE CHINESE QUARTER OF SAN FRANCISCO.



NEVADA FALLS

YOSEMITE FALLS.

YOSEMITE VALLEY.

Among all the natural wonders of this wonderland, the great Yosemite valley ranks first without dispute. The fame of this grand temple of nature has extended throughout the world. Many of the ablest pens have essayed a description of its wonders and beauties, and all have failed to give an adequate idea of them. The Yosemite must be seen, and once seen it can never be forgotten. There are two routes for reaching the valley, either of which offers about equal attractions for the tourist, and the trip may be so arranged as to cover both routes if desired. Full particulars and tickets may be obtained at the S. P. Co's offices, 613 Market St. The Yosemite valley is 4,000 feet above the sea. In many places the walls of the valley are nearly vertical, and are parallel with each other, giving the impression that they have at some time been torn apart. El Capitan is the first point of interest to attract the attention of the traveler when entering the valley from the west, rising perpendicularly from the valley, its height being 3,300 feet. It has two fronts, one facing the west and the other to the south, the two meeting nearly at a right angle. It is one of the most sublime features of Yosemite scenery. Horace Greeley said of it, "Had the mountain spoken to me in an audible voice, or began to lean over with the purpose of burying me, I should hardly have been surprised." Its whiteness thrown into bold relief by the patches of trees or shrubs which fleck it, continually suggests the presence of snow.

The Three Brothers are a mile and a half east of El Capitan—three peaks in close proximity. The highest of these summits, Eagle Point, is 4,000 feet, and is accessible by a horse trail ascending the valley between the Yosemite creek and Three Brothers.

The Cathedral Rocks are on the south side of the valley, immediately opposite El Capitan. Of them Prof. Whitney wrote, "This view is one of the grandest landmarks of the whole region, and is most appropriately named. It presents the appearance of a lofty mass of rock cut squarely down on all sides for more than 1,000 feet, and having at its southern end a beautiful cluster of slender pinnacles, which are several hundred feet above the main body." The Cathedral Spires are two slender, beautiful columns of granite, one 800 and the other 300 feet in diameter.

The Merced river flows through the valley, and mirrors these grand heights with beautiful effect.

These are but a few of the beautiful scenes in Yosemite, but space will not permit of a more extended description. In beautiful contrast to the rugged walls of granite are the numerous waterfalls leaping from the heights above, covering at a single bound from 400 to 1,500 feet. No tourist should think of returning home without having seen Yosemite.

THE MARIPOSA BIG TREE GROVE

is on the way to Yosemite valley via Berenda, and in this grove there are trees, which, could they speak, might tell of events which transpired before the birth of Christ. There are 427 trees in this grove, the largest being 34 feet in diameter. Two others are 33 feet in diameter each; thirteen between 25 and 32 feet, thirty-six between 20 and 25 feet; and eighty-two between 15 and 20 feet. The trees range in height from 150 to over 300 feet, and through the trunks of several, tunnels have been cut, through which loaded stage coaches are driven.

THE CALAVERAS GROVE

is reached by stage 44 miles from the railroad terminus at Milton. The grove consists of 103 large trees, thirty of which exceed 75 feet in circumference. One has been felled, leaving a stump 31 feet across, upon which has been constructed a dancing room, where four sets of quadrilles may be danced at once with room for musicians and spectators. The largest tree now standing is the "Mother of the Forest," having a circumference at the base of 90 feet and a height of 321 feet.

The "Father of the Forest" lies upon the ground, and is estimated, when standing, to have reached a height of 435 feet and to have been 110 feet in circumference. The "annual lines," shown on the stump in the dance hall indicate a growth exceeding three thousand years.

THE CALAVERAS CAVE.

On the trip to the Calaveras grove, one should be sure to visit the Calaveras cave, it being one of the most remarkable sights in the State. The cave constitutes several rooms, all of which have been appropriately named. The "Music Hall," which is undoubtedly the most unique, has standing to one side a large rock resembling a sounding-board, whence hang a row of stalactites, these being small at one end of the room, but gradually increasing in size and length as the opposite extremity is neared. The "Bridal Chamber" is covered with delicate tracery of stalactites. The "Odd Fellows' Room" is as quaint and interesting. The "Cathedral" bears resemblance to ecclesiastical arches and aisles. In another chamber a calcareous fountain is found.

THE GEYSERS.

Next to the Yosemite and Big Trees, the remarkable attraction called the Geysers claims attention as a natural wonder. There are one hundred odd springs in all, of all temperatures, and colors, and noises, from the great Steamboat Geyser and Witches' Caldron down to the Devil's Inkstand, Machine Shop, Kitchen, Hot Alum Spring, Pluto's Punch Bowl, Geyser Smokestack, and Cold Alum Spring. The "Witches' Caldron" (the most appropriately named object in the cañon—a wonder among wonders), with its black bubbling waters, is 195° Fahrenheit, and of unfathomable depth. Then there are the Devil's Canopy, Geyser Safety Valve, Devil's Pulpit, Steamboat Spring, Temperance Spring, Lava Beds, Indian Sweat-Bath, Devil's Tea-kettle, Hot Acid Spring, Lemonade Spring, Devil's Oven, and many other objects of this California Hecla alone worth the trip to see.

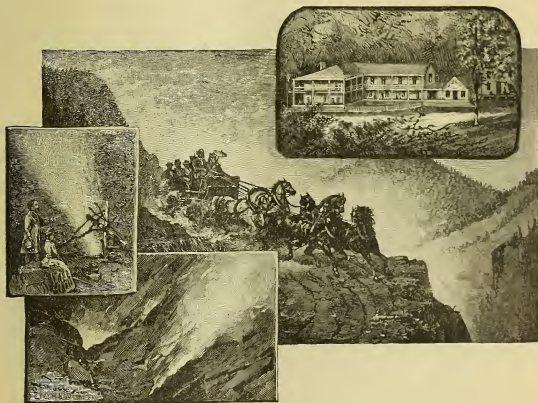
The best time to visit the cañon containing the springs is from six to seven in the morning, at which hour the atmosphere is cool and pleasant, and the steam effects are the most showy and imposing.

The Geysers are located in Sonoma county, about 100 miles north of San Francisco, and the trip is one of the most enchanting and diversified in the State.

THE PETRIFIED FOREST.

Near Calistoga (but in Sonoma county), on a mountain 1500 feet above the sea, is the Petrified Forest, four miles long and one mile wide, over which are scattered the fragments of a hundred petrified trees. The largest trunk is fifty feet

long and six feet in diameter. Much has been written concerning the origin of the wonderful forest, which, (for want of a better theory) may have been submerged in distant ages by the eruptions of some volcano (perhaps Mount St. Helena), which, discharging water and ashes, covered all this part of the country, flowing over the tall forests and sealing them in an eternal tomb. The erosion of countless centuries gradually exhumed and left them in their original form, but turned to stone, every trunk and branch remaining as at the time of the catastrophe. Scientific research is baffled in its attempts to explain this marvel of nature. The visitor, however learned, can only gaze in puzzled silence and admit his inability to penetrate into the mysteries of the remote past.



THE GEYSERS, SONOMA COUNTY.

THE CALIFORNIA LAKES.

Scattered here and there throughout the valleys and gorges of the Sierra Nevada mountains, from Shasta to Tehachapi, are a thousand lakes, which are to the mountain tops like emeralds in a crown, and are considered by many as the most exquisite gems in the California diadem. Some of these beautiful bodies of water are without rivals elsewhere, conspicuously, Lakes Tahoe, Donner, Webber, Independence, Cascade, Echo, Fallen Leaf and others. Donner Lake is immediately upon the line of the Central Pacific Railroad, and perpetuates the name of the head of a party of eighty-one men and women who were overtaken by tremendous snows near its margin in the winter of 1846, of whom more than one-third perished from starvation and cold. This lake is three miles long

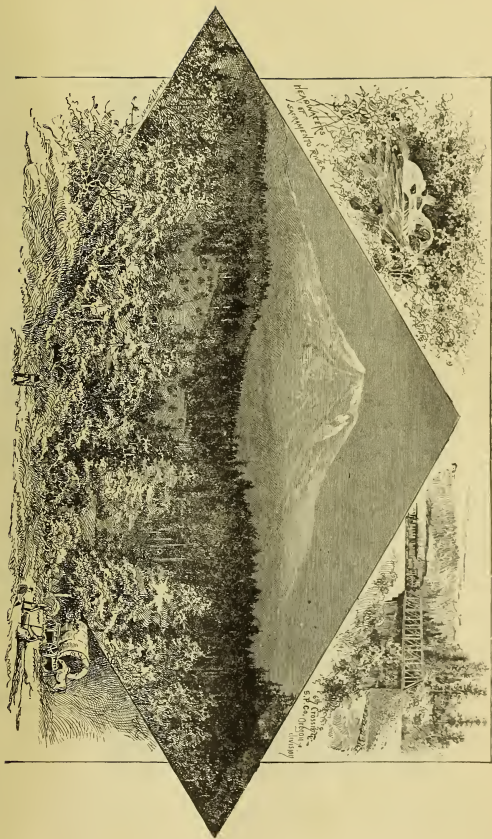
and half that distance wide at its greatest width. Independence Lake, eight miles from Donner Lake, is $2\frac{1}{2}$ miles long by $\frac{3}{4}$ of a mile wide, and is more than 6,000 feet above the level of the sea. Webber Lake, seven miles further, is a dainty, 6,925 feet above tide water. It is about a mile from land to land in any direction, across Webber, and it is about 90 feet in depth. Just one mile from Webber is Lake of the Woods, 7,495 feet above the sea. Cascade Lake, near Mount Tallac, which overlooks Lake Tahoe, is 6,532 feet.

Tahoe is the grandest of all, lying partly in California and partly in Nevada. It is twenty-five miles in length, and in some places it is from twelve to fourteen miles in width. It has a depth of 1,700 feet, an altitude of 6,216



DONNER AND CASCADE LAKES.

feet, and is surrounded by mountains which tower above the lake from 2,000 to nearly 5,000 feet. There is grandeur and enchantment at all times in the scenery which environs the lake, and never ending means of pleasure and exhilaration on its breast; and the panorama of mountain and valley, meadowland and woodland, sunshine and cloud, as viewed from Tahoe city, is spacious, inspiring and impressive. This view is an unspeakably fine one—on the right, at a distance of twelve or fifteen miles, are the Rubicon mountains, 9,284 feet above the level of the sea; then Mount Tallac, 9,715 feet, and Mount Ralston, 9,140; and, further along, Pyramid peak, 10,052 feet; then Monument mountain, on the left, in the far distance, nearly as high; and the Sand mountains, somewhat less in altitude, but towering above the lake nearly 2,500 feet. Then bring the vision round to the graceful outlines of the Tahoe range, and within this beautiful frame is Lake Tahoe, sometimes tranquil, sometimes turbulent, but often, dur-



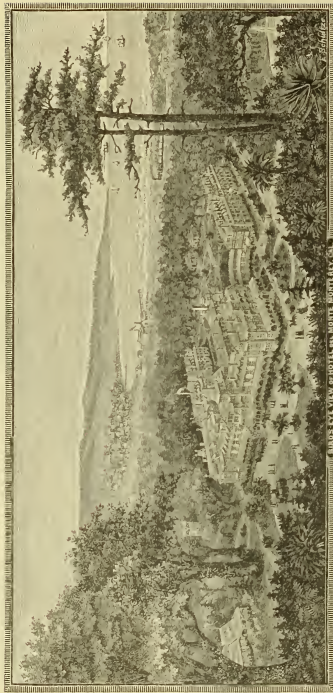
HEADQUARTERS
OF THE
SARVENTO RIVER

of Mount
St. George
Oregon
1880

MT. SHASTA.

MONTEREY, CALIFORNIA

AMERICA'S FAMOUS SUMMER AND WINTER RESORT.



VIEW OF THE CELEBRATED

HOTEL DEL MONTE

THE MOST ELEGANT SEASIDE ESTABLISHMENT IN THE WORLD.

OPEN ALL THE YEAR ROUND

TERMS FOR BOARD: By the day, \$3 and upwards. Parlors from \$1 to \$2.50 per day extra. Children in Children's Dining Room, \$2 per day each.

ADDRESS, GEO. SCHONEWALD, Manager, MONTEREY, CAL.

ing the summer months, unvexed by wind or rain. The summer sunsets upon Tahoe are remarkable for their great beauty and wealth of coloring, and are grander than those so often mirrored in Lakes Como and Maggiore. No painter would ever dare to put upon canvas the variegated colors of Tahoe's waters in a summer sunset. It would appear such an exaggeration that he would lose caste among those who demand that the artist's pencil shall be true to nature. None but those who have witnessed the scene could be persuaded of its reality. Such beauty could not be, were it not for the highly reflective qualities of the pure, translucent waters, which serve as a polished mirror of French plate glass.

MONTEREY.

"Where a leaf never dies in the still blooming bowers,
And the bee banquets on, thro' a whole year of flowers."

The Pacific Coast cannot boast of as many seaside resorts as the Northern Atlantic states; nor do its people throng to the beach by the hundreds of thousands, as they do at Coney Island during dog-days; it can delineate seaside pictures, however, which have no counterpart upon the Atlantic, and which may be seen in all their beauty at all times, year in and year out, from January to December. Our principal seashore resorts are Monterey and Pacific Grove, Monterey county; Santa Cruz, Aptos and Capitola, Santa Cruz county.

Taking everything into consideration, and particularly as to equability of temperature, healthfulness of climate, attractions and comforts, Monterey stands at the *head of the list*, and may be justly termed the "Queen of American Watering Places."

While Monterey has always had the reputation, among old Californians, of being the healthiest and most delightful spot in their State, it is only since the completion of the "Hotel del Monte" (June 1880) that invalids and tourists could have the comforts, enjoyments and surroundings which refined and cultivated people desire, while availing themselves of its equable and salubrious climate. Since the opening of the "HOTEL DEL MONTE," Monterey has been visited by thousands of tourists—from all parts of the United States and Europe—who heartily endorse all that is said in behalf of this now famous resort.

The hotel itself, together with its fittings, settings, and furnishings, is a work of art suggestive of culture and refinement, while its surroundings embrace everything that is grand and beautiful in nature, from the roar of the rolling waters of the great Pacific, which, like a grand requiem, puts to rest the weary brain, to the tiny pansy, which blooms as cheerily in the month of December as in May. The visitor coming to this place expecting to find an ordinary hotel, a house of public accommodation, constructed and conducted, purely for purposes of profit, where the surroundings are all oppressively suggestive of the commercial rather than the social aspect of life, will be disappointed and agreeably so. In its external and internal appearance and the social atmosphere and tone which pervades the entire establishment, it reminds one infinitely more of a modern English country mansion, than of an American watering-place hotel. The house is three hundred and eighty feet in length and one hundred and fifteen feet in width, besides an east and west annex. The main building is divided into two full stories, a high attic story and a basement. The annexes are each two hundred and eighty feet in length and forty feet in width, divided into four full stories and

an attic story each. In all it contains nearly five hundred rooms, and can easily accommodate seven hundred and fifty guests. The establishment throughout is furnished in the most luxurious manner. The floors are covered with body Brussels carpet of varied and exquisite patterns, while the furniture, which is walnut, oak and ash, is of the most modern and elegant construction. The table is kept bountifully supplied with every delicacy the market affords, cooked in the most appetizing manner and served in perfect style. The wine cellar is stocked with the choicest brands and vintages, all of which are supplied to the guests at most reasonable prices. The park grounds surrounding the Del Monte have no equal on this coast, and it is a mere question of time when they will have no superior anywhere. Nature endowed them with prodigal liberality, and the owners are supplementing nature's efforts with an equally prodigal expenditure of art. Croquet plats, an archery ground, swings, lawn tennis grounds, choice flowers, shrubs, trees, beautiful walks, and, in short, everything which an experienced landscape gardener's artistic eye can suggest is being done for the improvement of this favored spot.

THE REASONABLENESS OF THE CHARGES AT DEL MONTE.

There are many Eastern valetudinarians, and others, who annually flee their inhospitable winter climes for places more congenial, who hesitate about making the California trip only on account of the longer distance, and higher rates of transportation. These are they, of course, who are not aware of the reasonableness of terms at the Hotel del Monte—which is about precisely *one-half* what is charged in South Carolina and Florida, for always poorer and generally indifferent accommodations. Next to its equability of climate and elastic effects, and the multiplicity of other attractions which no other resort in the world affords, the tourist marvels at the terms for the *ne plus ultra* of hotel accommodations. Indeed, more wonder, from those who have traveled extensively, is elicited on account of the reasonableness of the hotel charges at Del Monte, than from all other things. There is a certain advertised rate that is strictly adhered to, which carries with it not only all, but more than all the term generally conveys, and further, all patrons are treated the same. There are no specialities and no partiality.

The rich and the poor, the European, the Easterner and the Californian, all pay the same rate as advertised, and all share alike in the dispensation of the landlord throughout the house and grounds. To all of those Eastern people, then, whose sections of country are swept by sharp and desolating winds, and are swathed many months with cold and uninviting snows, and who annually pack up and rush off wildly to the most accessible Southern resorts, heedless of accommodations and the rates thereof, we would call attention to this *particular item of terms*, and request them to figure and see how quickly the excess of transportation is counterbalanced by the difference in rates of board of the Florida caravansaries and the incomparable Hotel del Monte.

SANTA CRUZ.

THE LONG BRANCH OF THE PACIFIC COAST.

In point of site and surroundings, and equability of atmosphere—where from rosy morn until glowing sunset the delicious air palpitates with soft, phe-

nominal ozone from the shores of Cathay—Santa Cruz is entitled to even more than has been said of her by those who know her and love her so well, and whose psalms of praise are just so many improvised canticles which add melody to the roar of the sea whose triumphal music is heard at all times of the year. Santa Cruz is situated upon the Bay of Monterey, eighty miles from San Francisco, via the South Pacific Coast Railroad. The beach is a very fine one, about a mile from the center of the town. In picturesqueness of situation, Santa Cruz has no superior, while its climate is about the same as that of Monterey, except that Santa Cruz is a trifle warmer during the summer months. Leaving the little city and mounting the hills in any direction the scene changes and enlarges every few yards, and from any fair eminence, looking up and down the coast to the right and left, we feast our eyes on the green slope dotted with spreading live oaks, clustering orchards and white farm-houses, while directly below us lies the little city, looking like some New England town washed ashore on this distant coast, every object in its tree-lined streets distinctly visible; its half-dozen churches, its splendid public schoolhouse, with several other handsome public buildings, and its hundreds of happy-looking homes, each one separate and distinct and fairly embowered in roses and flowering shrubs—which bloom almost every month in the year. The bathing beach is of the finest sand, almost level, smooth and clean to perfection; there are good bath-houses, furnishing bathers with everything necessary for bathing, and many luxuries and comforts—sunny dressing-rooms, bathing-costumes of the latest, most becoming and comfortable styles, and obliging attendants always in readiness to assist bathers. The temperature of the surf during the bathing season is 58° to 62° . While the climate is mild, it is really bracing and invigorating—in fact stimulating, to a considerable degree. For promenading, the town offers its miles of broad, smooth sidewalk, for which Santa Cruz is remarkable. Excellent hotel and boarding accommodations provide for the large army of summer visitors. The population of Santa Cruz now numbers about 7,000.

SANTA CRUZ BIG TREES.

To those whose limit of time will not permit of a trip to the Mariposa or Calaveras big trees, a most excellent substitute may be found within three hours' ride of San Francisco, and on one of the most romantic and interesting routes of travel in the State, viz., the South Pacific Coast Railroad through the Santa Cruz Mountains.

The grove is located within five miles of the beautiful city of Santa Cruz, and covers an extent of about twenty acres, and numbers scores of trees from ten to over twenty feet in diameter. The largest, "The Giant," is over 300 feet high and 21 feet in diameter. Historic interest is lent to this grove, in that it was the camping place of Gen. Fremont in 1847. His own home was in a giant hollow tree which still bears his name.

It is amusing to see the incredulous tourist, who strongly suspects that he has been listening to or reading a "California yarn," as he approaches this wonderful group, tape measure in hand, determined that there shall be "no foolishness" about the measurements he takes. He measures, he stands afar off and tries to look at the top, he paces around its base, he disposes the members of his party, if there be enough of them, in such a way that, with arms out-

stretched and finger tips just touching, they embrace the huge circumference, and finds that it takes 18 or 19 full-grown human beings to encircle it, then he brings out his tape measure again, and—well, at last—he *believes*. One gentleman, who had been through all these successive stages from incredulity to conviction, said to a Santa Cruz gentleman who accompanied the party, "And you say that they have bigger trees than this at Calaveras?" "So they claim," said the Santa Cruzan, "I have never been there." Turning to his wife, the tourist said, "Well, my dear, I guess we won't go to Calaveras; *these are big enough for me.*"

LICK OBSERVATORY.

Eighteen miles east of San Jose, upon the summit of Mount Hamilton, is the Lick Observatory, containing the largest telescope in the world. The road by which it is reached is twenty-four miles in length, was built by the county at a cost of \$75,000, and is as complete as money and skill could make it. It connects with the Alum Rock avenue, about four miles from San Jose, and from this point is carried up the western slope of the hill. As the road ascends, the valley comes into view, each turn of the road disclosing some new charm. Seven miles of this, and the road passes to the eastern side, and the valley is no longer in sight. But with this change comes a new attraction. You are now in the mountains, and deep gorges upon the one hand, and the steep hillside upon the other, make the landscape; again and the road is traversing valleys, gorgeous with wild flowers, or rolling hills dotted with stately oaks. Ten miles of this, and Smith Creek is reached. Here in a charming nook of the mountain, half encircled by a sparkling stream, a comfortable hotel is found. Near as the summit appears from this point, there is yet fifteen hundred feet of sheer ascent, and the road winds three times around the peak, and is seven miles long in ascending it. As the summit is approached, the valley unrolls before you, like a vast panorama, and the picture that was left behind is again in view, until at last, at a height of 4,250 feet, you are at the observatory. From here, the view is grand and impressive. At your feet, dotted with villages, and rimmed in with a cordon of protecting hills, sleeps the valley in all its loveliness; and beside it the Bay of San Francisco, flecked with the sails of commerce. To the east, the snow-clad peaks of the Sierra bound the distant horizon, while south, the valley stretches away till hidden by the misty hills. Upon the west are the forest slopes of the Santa Cruz mountains, with lakes and reservoirs that gleam in the sunlight like burnished silver; while upon the more distant horizon a lighter shade tells where sea and sky meet and mingle in the blue Pacific. North, if the day is clear, you are pointed to a dim shadow, scarce outlined on the distant sky, and as you strive to fix the wavering, doubtful image, you are told that this is Shasta, which four hundred miles distant and 14,400 feet high, is enthroned in undisputed majesty, over the great valley. As you note this horizon stretching away upon every hand, you can readily accept the statement of Professor Whitney, that from the summit of this mountain, more of the earth's surface is visible than from any other known point upon the globe; and the blue sky and translucent atmosphere attest the assertion that there are here twice the number of nights that are favorable to observations that is anywhere else to be found.

THE LELAND STANFORD JR. UNIVERSITY,

Palo Alto, Santa Clara Co., Cal.

The Leland Stanford Jr. University was founded by Hon. Leland Stanford, at present a United States Senator from the State of California, better known to history as the leading one of the four well-known men who completed the first overland railroad into the State of California. The Institution was founded in memory of his only child, Leland Stanford Jr., who died in March, 1884, at the age of seventeen years. Desiring to build with a breadth of foundation and for all time, Senator Stanford prepared and procured the passage, by the State Legislature, in March, 1885, of an "Endowment Act," providing for the establishment and government of educational institutions. By a provision of this Act the management of these institutions was vested in a Board of Trustees, and proceeding thereunder, Governor Stanford, at an early day after the passage of the law, appointed twenty-four representative citizens of the Pacific coast, principally Californians, as Trustees of the Leland Stanford Jr. University. To these gentlemen Mr. and Mrs. Stanford, in November, 1885, delivered a grant, founding and endowing the great University. But while nominally entrusting the management of the Institution to the Trustees named, Senator Stanford retains to himself and to his wife, should she survive him, during his and her life, the sole direction and care of the great properties with which the University stands endowed, and of the erection of its buildings and inauguration of its educational work. Besides liberal cash endowments, with which the Leland Stanford Jr. University will be provided, the grant to the Trustees vests in them, for its purposes, three immense landed estates, to-wit: The Gridley Ranch, located in Butte county, and containing 21,000 acres of fine wheat land; the Vina Ranch in Tehama county, comprising 55,000 acres, and the famous Palo Alto Rancho, situated in Santa Clara and San Mateo counties, consisting of about 7,500 acres. The deed by which these lands were conveyed provided that they shall not be alienated, but that the revenues shall be used for the maintenance of the great institution of learning. The total value of the Endowment is estimated at the munificent sum of twenty millions of dollars. By the terms of the grant its nature is described to be "that of a university with such seminaries of learning as shall make it of the highest grade, including mechanical institutes, museums, galleries of art, laboratories and conservatories, together with all things necessary for the study of agriculture in all its branches, and for mechanical training, and the studies and exercises directed to the cultivation and enlargement of the mind," and its object is described to be "to qualify students for personal success and direct usefulness in life." Among the duties prescribed for the Trustees are these: "to fix salaries of faculty at such rates as will secure to it men of the very highest attainments; to prohibit sectarian instruction; to give equal advantages to both sexes; to maintain on the Palo Alto estate a farm for instruction in agriculture in all its branches; and to establish and maintain such a number of free scholarships as the endowment of the institution, considering all its objects, will justify."

On the 14th of May, 1887, the corner stone of the great University was laid. on the Palo Alto estate, and work on the buildings has been constantly going on ever since, with the expectation that the University will be formally opened about May, 1890. These buildings, a lengthy description of which it is not

possible to give here, are of stone, and their style of architecture and their grouping are unique in the extreme.

Senator Stanford has stated that the reasons for selecting the Palo Alto estate as the location of the great University were "because of its personal associations," "the excellence of its climate," "its accessibility," "and a sufficiently diversified soil, with a topography which admirably fits it as a place for agricultural education;" and to one who visits the favored spot, and looks upon the wealth and beauty of the surrounding country, (the choicest part of the great Santa Clara valley), the wisdom of the selection is at once apparent. It is located on the Northern Division of the S. P. R. R., about thirty-five miles southeast from San Francisco, and about fifteen miles in a northwesterly direction from San Jose, in the heart of that region which has long been famous for the charm of its natural scenery, and its healthful and delightful climate, and which is famed as the nearest point to the metropolis of the Pacific coast, where the olive, the vine, and the citrus fruits are grown successfully.

Under the shadow of this great Institution, on a tract of land nearer to its buildings than any other, and surrounded on three sides by its beautiful grounds, has been founded the town of Palo Alto. The townsite stretches back from the railroad, across the valley, and up on to the foothills, supplying lots to meet any demand from a business property to a handsome residence plat. The unparalleled advantages of its situation are so apparent that from the time it was first offered to the public it attracted the greatest attention, and the number of its purchasers and of the buildings already up and in course of construction, proclaim it as *the* town of the great University, and claim for it the first attention of all seeking homes or investments in this vicinity.

The "Souvenir" of the Leland Stanford Jr. University and description of Palo Alto, the University town, mailed free to any address by N. C. Carnall & Co., publishers of this GUIDE.

MOUNT SHASTA,

THE KEYSTONE OF CALIFORNIA SCENERY.

Mount Shasta, a grand isolated extinct volcano, is the culminating peak of the union of the Sierra Nevada mountains and Coast Range in the northern part of California, and rises majestically to an altitude of 14,442 feet. Its summits (it has two) are mantled with perpetual snow which is the reservoir of the Sacramento river, which bursts out from a lava bed near the mountain in cascades. It is situated in Strawberry valley, a few miles from Sisson's, on the line of the California and Oregon railroad, and is 312 miles from San Francisco. Shasta has no rival on the American continent in point of beauty, grandeur, picturesqueness and impressiveness.

Probably the grandest and most beautiful view can be had of it from the north in Shasta valley at a distance of about thirty miles. From this point it appears to rise from a level plain and stand distinctly against the sky, dwarfing all other mountains within the range of vision. It seems a vast pyramid, its base clothed with forests, and its middle portion also covered with forests interspersed with what seem to be vast meadows of the deepest green. Above these are other forests up to what is called the timber line, which seem to extend in a circle surrounding the mountain. Above the timber line, so far as can be seen from the valley, all vegetation ceases; and above this line there seems to be nothing but vast

cliffs of dark lava and ravines of ice and snow. This abrupt termination of the forest and the sharp contrast of the lava and snow gives this mountain peculiar characteristics not possessed by any other in California.

There is a crater bowl on the lesser peak of Shasta, which is about three-quarters of a mile across and 1,500 feet deep; and should you go to Edgewood, you would see where the old volcanic demon broke out the rim of this bowl and poured his flood of fire and molten lava over the surrounding country.

There is probably no spot upon the round earth which contains so many natural attractions for the man of science, the artist, the husbandman, the poet and the speculator, as this wonderful valley. The valley itself is a vast fertile prairie, dotted at picturesque intervals with groves of sturdy pines and "broad brown oaks." Here and there the level plain is relieved by pretty natural mounds, which vary in altitude from twenty to two hundred feet. On the east, the valley is bounded by a lofty spur of the Sierra Nevada, while high above all, the cloud-piercing Shasta Butte rears his snow-crowned summit to the skies.

GILROY HOT SPRINGS.

SANTA CLARA COUNTY.

In the Coast Range southeast of San Jose. Take cars to Gilroy and meet the stage which makes daily trips to the Springs. The stage ride is a most charming one. The road is over rolling hills, through shady nooks and up the wild canyon of the Coyote river, through some of the most rugged and beautiful scenery on the continent. The road is withal a most easy and pleasant one, and the traveler reaches his destination almost too quickly. There are numbers of hot springs: the main one—being that which gives the place its importance—109° to 115° of temperature, and composed of sulphur, alum, magnesia, iron, iodine and traces of arsenic. The waters are used for both bathing and drinking, and are particularly efficacious in cases of rheumatism, neuralgia, paralysis, scrofula and general debility. They are also remedial in cases of gout and chronic derangements of the liver, and always produce temporary relief and generally permanent cures. The main spring pours forth a great volume continually, and only varies the numbers of degrees presented above. The facilities for bathers are very inviting and complete. There are sixteen large bath-rooms, provided with sprinklers of cool water. There is also a mud bath for the cure of rheumatism, scrofula and other complaints. Then there are two plunge, or swimming baths, respectively for ladies and gentlemen. In each of these is a cold shower, and connected with each plunge is a dressing-department and a "sweat-room." A large drinking-fountain is erected over the main spring, which is only a few yards from the bath-house. Near by are two cold sulphur springs, and six miles away is a natural soda spring, the waters of which, as they are dipped from the spring, sparkle and effervesce like champagne. The main hotel is one of the most complete and best to be found at any of our watering places or health resorts. There is a postoffice, express and telegraph offices, a bar and billiard room, fountains and shade trees, stables and carriage and saddle horses. The grounds contain 400 acres of flower and vegetable gardens, vineyards, grain-fields and shaded rambles, along which grow many varieties of aromatic shrubs and ferns—among the latter the same species of delicate maiden-hair with which Iethro's daughter used to garland her own luxuriant tresses at the base of Sinai nearly four thousand years ago. The hotel rates are liberal and all the baths are free.

PARAISO SPRINGS.

MONTEREY COUNTY.

The Carlsbad of America, situated in a pocket in the Coast Range, 150 miles south of San Francisco, in view of the Salinas Plains below, are the hotel and cottages of Paraiso Springs. The high mountains rise in grandeur on three sides of the Springs, while the plains below traversed by the Salinas river and Arroyo Seco, stretch to the Gabilan mountains beyond. Tourists leaving San Francisco take the Southern Pacific Railroad to Soledad—a daily stage connects here to convey passengers six and one-half miles over an easy grade to Paraiso Springs. The hotel is a large building affording pleasant quarters, but by far the most attractive suites of apartments are those in the sunny white cottages which form a picturesque group about the Springs.

The luxuries and comforts of city life are here blended with the freedom of the country. The bath-houses are near the center of the grounds, at a convenient distance from both hotel and cottages. The winding path leading up the mountain to "Mussel Peak," the shaded "Lover's Walk," the path-way over the hill under the oaks, are the ramblers' favorite walks, while the dashing teams from the livery stables are in demand for the beautiful and picturesque drives along the foot-hills and river banks. Hunters find rare sport among the quail and rabbits, while on the ridge, back of the Springs, deer abound. The Salinas river furnishes excellent sport in salmon spearing, and the various mountain streams in trout fishing. Eastern people are surprised to gather at Christmas-time geraniums and heliotrope, ripe tomatoes and peppers. The fame of the wonderful cures wrought by these waters is world-wide. The analysis shows almost an identity with those of Carlsbad, Germany. There is iron in all the waters, and the Iron Spring contains large quantities of this valuable tonic. Tradition says that in the early days of California, when great bands of cattle roamed at will along the Salinas river, the priests lived at the old Mission, near, and used these Springs as health resorts, naming the spot Paradise. Their vineyards now belong to the Springs and still bear abundance of grapes. Dr. B. Bryant is resident physician.

J. G. FOSTER, Proprietor Paraiso Springs, Monterey county, Cal.

BYRON HOT SPRINGS.

These Springs are located in Contra Costa county, two miles from Byron, a station on the Southern Pacific Overland road, 68 miles from San Francisco.

There are three trains daily from San Francisco, connecting at Oakland pier with the 9:30 A. M. and 4:00 and 5:00 P. M. ferry-boats from foot of Market street.

ACCOMMODATIONS AND APPLIANCE.—The hotel accommodations of Byron Springs surpass those of any like health resort in California. At a moderate charge, barely, if at all, exceeding what would be spent at home in medical attendance, medicines, and actual living; the guest is luxuriously lodged and fed in the spacious main building, or, if privacy be desired, in one of the charming cottages which surround it. Each room in the hotel is fitted with fire-place and electric bell, and the table and appointments cannot be excelled.

Clos* at hand are the baths. These are of four classes: the Hot Salt, Hot Sulphur, Hot Mud and Gas Plunge. The first named is the largest and most used, and contains twenty-four separate baths in one building, connected with the hotel by a hallway, thus enabling patients to return to their rooms without danger of chill. Competent attendants are in charge, and the moderate price of board and lodging includes every expense. *There are no extras.* About the grounds are the springs of drinking water; iron, white and black sulphur, with a liver and kidney, and catarrh water, an appetizer, and several others, all containing minerals in greater or less proportions. The climate of Byron Springs is equable and healthful, combining the ozone of the ocean air with the balsam of mountain forests. An experienced physician who has made the effects of the waters a special study, is a resident at the hotel, and his advice and care may be had by guests at all times, free of charge. Terms are reasonable. *

L. R. MEAD, Proprietor, P. O. address, Byron, Cal.

PASO ROBLES HOT SPRINGS.

These renowned springs, whose unexcelled curative properties have been known for ages, are located in the heart of the valley, in that portion of San Luis Obispo county which is cut off from the ocean by the lofty Santa Lucia range of mountains. The locality, though not over twenty miles from the coast in a straight line, is nevertheless so protected that the chill trade winds of summer, never reach here. Neither are the fierce north winds known to the resident of this spot, while malaria is absolutely unheard of. Even without the adjuncts of the mineral water, it would be difficult in the extreme to find another place in all California where such a combination of attractions to the invalid exists.

In the center of a vast natural lawnlike park, spreading—half a mile wide and a mile long—on a gentle incline from the foothills of the Coast Range to the Salinas, and shaded by groves and avenues of white and live oaks, the water of the main springs, hot and bubbling with gases, rises within the white stone walls of the reservoir. This reservoir is eight feet square, and from it flow about four thousand five hundred gallons each hour.

From the bottom of the main spring to the bottom of the plunge baths (which adjoin) there are conduits of masonry; through these the water flows freely from the spring to the plunges, ever changing the water of the latter and keeping it at the same temperature. Impurities cannot exist

in these baths, as the chemical properties of the water destroy them almost instantly. Adjoining and in the rear of the plunges are the public and private bathrooms. These are supplied by wooden pipes which enter the main spring four feet below its surface. These baths are close to the hotel and are free to the guests, while private bath rooms may be enjoyed for a small sum additional.

THE MUD BATHS. Besides the main springs, already mentioned, one of the principal features of Paso Robles is the famed mud bath. The bathhouse which covers the mud spring is divided through the center by a raised platform. On one side of this is a plunge bath of tepid, gas and sulphur impregnated water; on the other is the famous mud bath.

The mud is taken from the hot bog, dried and screened, and thrown into the two vats which box the two hot springs. These vats are each three feet deep and eight feet square. From the bottom of these vats springs the water, in one, with a mean temperature of 122 degrees Fah.; in the other 140 degrees Fah. Twelve hours after the mud is changed (which is done every few days) it is permeated by the gas and water and is ready for use.

The accommodations for guests at Paso Robles are all that could be wished. The extensive hotel and its accompanying cottages are well furnished and are capable of accommodating several hundred guests. The table cannot be surpassed anywhere in the State, while the service is the equal of any first-class city hotel. The hotel has its own orchard and garden, and hence an abundant supply of freshest and best varieties of fruits and vegetables is at all times obtainable.

Terms, which are low and can be suited to requirements of all, made known on application to

BLACKBURN BROS. & JAMES,

Proprietors Paso Robles Hot Springs, Paso Robles, Cal.



Partial List of Country Properties

FOR SALE BY

Carnall - Fitzhugh - Hopkins Co.

SUCCESSORS TO N. C. CARNALL & CO., DEALERS IN

City and Country Property

BEARING ORCHARDS AND VINEYARDS

GRAZING AND TIMBER TRACTS

IMPROVED FARMS

UNIMPROVED FRUIT AND VINE LAND

COUNTRY SEATS AND VILLA SITES

DAIRY RANCHES AND COLONY TRACTS

Office, 624 MARKET STREET

Opposite Palace Hotel

SAN FRANCISCO, • • CAL.

In Presenting this Catalogue of Lands

We have tried to present them as they are, believing, that each purchaser is the best judge of what he wishes to buy, and to misrepresent always detracts more than it adds to the sale of the land. We would say to the Eastern inquirer that he will find the buildings in some instances inferior to those of Eastern farms, our climate being so mild that they do not require to be so substantially built as in the East. Also remember that we are having new properties of every description presented to us daily, and are continually adding to our list, so that if you do not find anything in this catalogue to suit you, write us to that effect, describing as nearly as possible what you want, and the amount that you wish to invest, and we will be pleased to correspond with you in regard to the matter. We have a large list of City Property, improved, unimproved and business property, for any parties who may desire such. We take pleasure in showing our lands and city properties, and are always ready to take purchasers to view the same. We always require a deposit when terms are agreed upon, and furnish to the buyer an abstract to date of sale and do all other conveyancing at our expense. If the title should prove defective and cannot be perfected, money paid by the purchaser as a deposit to bind the bargain will be refunded to him. We can make very liberal terms on any of the properties herein offered for sale, any of which can be bought for one-half cash, and large properties for one-fourth and one-third cash, balance on mortgage for as long time as wanted.

Partial List of Properties

FOR SALE BY

CARNALL-FITZHUGH-HOPKINS CO.

ALAMEDA COUNTY.

\$3,000—6 acres, fine house and barn, in town, hot and cold water in house, fine fruit orchard. 6

\$6,000—14 acres in Castro Valley, all full bearing, cherries, apricots, prunes, pears, etc., place netted last year, \$2,500. 7

\$11,500—320 acres, one mile from Decoto, running water and springs, good house and barn. 9

\$3,500—160 acres, 7 miles to railroad station, house of 4 rooms, stable, 32 fruit trees, about 100 vines, fenced on 2 sides with barbed wire, fine spring water piped to house and yard, 30 acres cleared, balance pasture land and wood ranch, has about 350 cords of wood in the stump, worth when cut on grounds \$4 per cord, \$6 and \$8 at town. 16

\$120 per acre—175 acres valley land, 4 miles to Livermore, all tillable, creek 30 feet wide, soil black loam, produces wheat, barley and all kinds of fruit, 2 bored wells, fenced and cross-fenced, all board, good surroundings, school one-half mile. 17

\$4,500—125 acres, $8\frac{1}{2}$ miles to Livermore, on the Arroyo Valle Creek, 9 acres in bearing vineyard, orchard 100 trees, choice varieties, good house, barn and well, can nearly all be cultivated, the soil is deep and rich, olives, vines and all kinds of orchard fruits do well, it is nearly all fenced, school 50 feet from house. 18

\$1,500—1 acre in San Leandro on Mand avenue, all in bearing trees, 77 cherry trees, 6 plum, 3 peach, 2 apricot, 2 pear, 6 apple and 6 prune trees, cherries alone will bring an income of \$200 to \$250 per year, cypress hedge in front, water pipes in street fronting property, \$1,500. 19

\$40 per acre—575 acres, low rolling hills, about all can be cultivated, plenty of oak wood, plenty of water, a portion fenced, ranch house, land good for grapes, olives, almonds, etc., surroundings good. 21

\$40 per acre—1,400 acres, $2\frac{1}{2}$ miles from Sunol, bottom and rolling, all tillable, water good, fenced all around, buildings not extra, surroundings good. 23

\$30 per acre—1,500 acres, level and rolling land, 4 miles from Livermore, 1,400 acres in cultivation, all tillable, fenced and cross-fenced into 7 fields with 20 miles of fencing, 7 wells and springs, fine soil. 24

\$7,500—25 acres, 1 mile from Pleasanton, has all the requirements. 28

\$150 per acre—20 acres alfalfa land, 2 miles from town, 5 acres in alfalfa. 29

\$25,000—232 acres, $1\frac{1}{2}$ miles from town, 80 acres in vines, has fine improvements and all requirements. 31

\$500 per acre—34 acres level land, beautifully situated $2\frac{1}{2}$ miles from Pleasanton, all fenced and under cultivation, 30 acres very best quality wine grapes in full bearing, balance in assorted fruits, good house, barn and other improvements, the best bargain in Alameda county at that figure. 33

\$10,000—75 acres all valley land, all under cultivation, soil gravelly loam, 14 acres of vines and 20 acres in almonds, new barns, all fenced, roads on two sides of place, surrounded by improved property, school is 1 mile, Livermore railroad station and postoffice, 3 miles. 35

\$2,500—160 acres, small house, 24x18, kitchen built on, small barn, small orchard, well watered by springs, 12 miles from Sunol, 110 acres under wire fence, undulating, furniture, etc., on place, about 1000 cords oak timber. 34

\$3,000—1 acre of land, with good house of 5 rooms and bath, barn about 20x30, hedge in front, also cement walk, grounds covered with fruit trees and fine flower garden, 3 minutes from depot, Pleasanton. 36

\$1,700— $2\frac{1}{2}$ acres with fine orchard, cottage of four rooms, hard finished, new out-houses, etc., 200 yards from depot, Sunol Glen, plenty of fine water, $1\frac{1}{2}$ hours from San Francisco, railroad fare, 95 cents, 39

\$20,000—300 acres rolling land, 275 under cultivation, soil sandy loam, plenty of wood for fuel, 20 large springs, 100,000 gallons a day, fenced into 4 fields, good barn, family orchard, school 1 mile, Haywards 6 miles, postoffice and railroad station. 40

\$2,500— $3\frac{1}{2}$ acres, house of 7 rooms, barn, chicken-house and outside buildings, good well of water, 2 acres in fruit of various kinds from 4 to 8 years old, all fenced. 45

\$40 per acre—1,490 acres, about 400 acres valley, 1,090 rolling, 1,440 acres tillable, scattering oaks, well watered by wells and springs, all fenced, the buildings consist of 2 ranch-houses and 2 barns, school-house $\frac{3}{4}$ mile, Sunol Railroad Station $2\frac{1}{4}$ miles. 46

\$70 per acre—300 acres, 160 acres valley, 40 acres rolling, all under cultivation, soil black and red gravelly loam, living spring, common house, barn, sheds, etc., 1 mile to school, Sunol postoffice and railroad station 2 miles. 47

\$5,500—22¼ acres, 12 acres level, 10¼ acres rolling, all tillable, fruits and vegetables, spring water pipes to house and barn, 1-story house of 6 rooms, shed, barn, 600 French prune trees in full bearing, also about 100 trees, selected varieties, 1,800 vines, all table grapes, Muscat and Rose Peru, in full bearing, ½ mile to school, college 1 mile, post-office, Mission San Jose, ½ mile, Irvington railroad station 1 mile. 49

\$3,000—8¼ acres of rolling land, good house and barn, small orchard, 4 years old, plenty of water, location 1 mile southeast of Haywards. 50

\$3,000—6½ acres of land, house 4 rooms, good barn, 2 acres in orchard, 3 years old, plenty of water, location 1 mile southeast from Haywards, 51

\$6,000—160 acres of hilly land, good house and large barn, plenty of running water, all stock and tools go with place, location, on Dublin road, 6 miles from Haywards. 52

\$6,000—10 acres of land, 8 acres in orchard, bearing, balance in vegetables, good house and barn, plenty of water, 1 mile northeast of Haywards. 53

\$6,500—12 acres of vegetable land, 5 acres in orchard, bearing, good house and barn, plenty water, location, in town of Haywards. 54

\$2,500—20 acres of hilly land, small orchard, good house and barn, plenty of water, 3 miles northwest from Haywards. 55

\$3,500—17 acres of part hilly land, good house, 4 rooms and large barn, 3 acres in orchard and 4 acres in vineyard, all bearing, plenty of running water, location, 2½ miles southeast from Haywards. 56

\$2,000—17 acres unimproved land, partly hilly, location, 1½ miles west from Haywards. 57

\$2,500—10 acres of land, good house and barn, 1½ acres in orchard, 1½ acres in vineyard, all bearing, close to town of Haywards. 58

\$5,000—16¼ acres of land, 2 acres in orchard and 1½ acres in vineyard, all bearing, good house and barn, plenty water, location near Haywards. 59

\$4,800—16¼ acres of land, 14 acres in orchard, bearing, house and barn, plenty of running water, location 2½ miles northeast from Haywards. 60

\$4,500—11 acres rolling land, all in orchard, bearing, good house and barn, plenty of water, windmill and tank complete, location, 1 mile from Haywards. 61

\$3,000—40 acres of rolling land, house, 5 rooms, and barn, 2 acres in orchard, fine grape land, location 7 miles southeast from Haywards. 62

\$8,500—12¼ acres of land, all in orchard, bearing, good house, 8 rooms, suitable for country hotel, large barn, tools and furniture go with place, location, 1 mile northeast from

\$6,000—10 acres of land, all in orchard, bearing, good house and barn, fine home, location, 1½ miles northeast from Haywards. 64

\$4,000—120 acres rolling or hilly land, 2 acres in orchard, good house and barn, tools and stock go with place, location, 7 miles southeast from Haywards. 65

\$9,000—25 acres of land, 15 acres in orchard and vegetables, nearly all bearing fine, selected fruit, fine two-story house, large new barn, plenty of running water, fine home, location, 2 miles from Haywards. 66

\$8,000—200 acres hilly land, suitable for grain or pasture, good house and large barn, plenty of water, 1 acre in orchard, location, 2½ miles northwest from Haywards. 67

\$4,000—17 64-100 acres of fine land, 4 acres in orchard, 2 acres in grapes, all bearing, plenty of running water, good house of 4 rooms and barn, location, 1½ miles northeast from Haywards. 68

\$13,000—200 acres hilly land, fine orchard, all bearing, good house and 3 large barns, plenty of water, fine place, location, 6 miles northeast from Haywards, all stock and tools go with place. 69

\$5,000—10 acres valley land, 8 acres in orchard, good house, barn, chicken-house and corral, all complete, plenty of water, fine place for gentleman's home, location, 1½ miles from Haywards. 70

\$5,000—10 acres all valley land, 8 acres in orchard, bearing, good house and barn, fine place, good road, plenty of water, ¾ mile from Haywards. 71

\$5,000—10 acres all valley land, 8 acres in orchard, part bearing, good cottage, house and barn, chicken-house and pigeon-house, plenty water, beautiful house, location, 1½ miles northeast from Haywards. 72

\$5,000—37 acres, part hilly, small house and barn, plenty water, 2 acres in orchard, location, 3 miles southeast from Haywards. 73

\$4,000—10 acres, 20 minutes from Haywards Station, trees, 5 years old, about 1,000 in all, Queen Anne cherries, Bartlett pears and a few apricots, water from creek and fine well water, new fence, rich bottom land. 75

\$4,000—160 acres rolling land, about 5 acres under cultivation, soil black gravelly, produces hay and fruit, live and white oak, laurel, etc., plenty of water, piped to house, fenced and cross-fenced, 1-story house of 4 rooms and cellar in good condition, 100 apple trees 3 years old, about 100 peach, some vines, nearest town, P. O. and R. R. station, Sunol, 8 miles. 75

AMADOR COUNTY.

\$30 per acre—320 acres, all slightly rolling, all tillable, 250 acres under cultivation, 70 in timber, soil red sandy loam, produces all kinds of fruit, oranges, etc., wood, live, white and black oak, water from living springs, all good fencing, cottage 5 rooms in good condition, very large barn, granary and other out-buildings, fruit, 800 or 900 trees all in full bearing apples, pears, peaches, apricots, vines for

CALAVERAS COUNTY.

\$5,000—120 acres rolling land, all tillable, 70 or 80 acres clear and under cultivation, soil is a rich gravelly, splendidly adapted to fruits, plenty of wood and water, ditch running through the property, small house and barn, about 30 acres grape cuttings, 1 mile to school, Valley Springs P. O. and R. R. station. 3

\$4,000—320 acres, 160 acres valley, 160 acres rolling, 160 to 180 acres clear and 100 acres under cultivation, black loose loam, wood pine, white and black oak, living stream runs through the place, 200 acres fenced with cedar post, 3 wire, etc., cottage of 4 large rooms in good condition, barn 60x32 with shed 16x32, chicken-house 16x22, toolhouse 12x12, etc., 40 or 50 fig trees, cow and calf, 2 brood mares, No. 1 farm wagon, new Osborn mowing machine and sulky rake, 2 plows, harrows, etc., school and P. O. San Andreas $1\frac{1}{2}$ miles, 10 miles to Valley Springs R. R. station. 9

\$1,000—80 acres, 5 miles from Valley Springs depot, 40 acres gently rolling, first-class tillable land, balance hill land, 2,000 cords wood, worth \$3 per cord, large creek through center of tract, from which 10 acres can be irrigated, new house 18x18, chicken-house, sheds, etc., never failing spring near house, 6 hours from S. F. 10

\$2,400—160 acres, 1 mile from Valley Springs depot, all first-class land and fenced with barbed wire, 140 acres tillable, 100 acres ready for plow, will grow anything to perfection without irrigation, gently rolling, with some bottom land, never failing stream and a flowing well from which 20 acres can be irrigated, will double in value very soon. 11

\$1,500—160 acres, $3\frac{1}{2}$ miles from Valley Springs depot, 80 acres tillable, nearly all cleared, good soil and gently rolling, living springs, small house, good road, neighbors adjoining, cheap place. 12

\$3,000—160 acres, 1 mile from Valley Springs depot, very fine vine and fruit land, timber will pay for clearing, water in 20 feet, ditch surveyed through highest level, all fenced, good road, six hours to S. F. 13

\$4,000—160 acres, 5 miles from Valley Springs depot, gently rolling, some bottom land, an abundance of water and timber, about two-thirds cleared, neat house, large barn, etc., excellent family orchard and vineyard, a very cosy home. 14

\$3,000—100 acres, 2 miles from Valley Springs depot, 10 acres of vineyard 3 years old, 200 fruit trees in full bearing, large barn, water ditch through tract, carrying 3,000 inches the year round, from which 30 acres can be irrigated. 15

\$4,200—140 acres, 1 mile from Valley Springs depot, all fenced, barbed wire, gently rolling and bottom land, two-thirds cleared, very fine soil, would make a fine fruit farm, never failing spring, will irrigate several acres, no irrigation required for trees and vines, small house and barn. 16

\$600—20 acres, $2\frac{1}{2}$ miles from Valley Springs depot, fine fruit and vine land, light

loam soil, needing no irrigation, raises fine melons without irrigation. 17

\$1,200—40 acres, $2\frac{1}{2}$ miles from Valley Springs depot, soil dark loam, needs no irrigation, very fine for trees and vines, raises fine melons without irrigation. 18

\$2,400—80 acres, 3 miles from Valley Springs depot, dark sandy loam, requiring no irrigation, produces fine melons, etc., very fine fruit or vineyard land. 19

\$3,000—15 acres, 3 miles from Valley Springs depot, highly improved, 300 fruit trees in full bearing, including apples, almonds, apricots, cherries, figs, pears, peaches, plums, prunes and some berries, also 50 bearing orange trees, never failing water ditch through highest level, from which entire tract is irrigated, six-room dwelling, embowered in fragrant vines and blooming foliage, large barn and stable, chicken-house, etc., fine well pure water and living stream, "an ideal home," it now affords a good living to family. 20

\$8.50 per acre—1,120 acres, 5 miles from Valley Springs depot, gently rolling, 100 acres hill land, which is good soil, 100 acres in grain, fair improvements, family orchard, fine flowing springs of pure water, no irrigation required for fruit or vines, as is demonstrated on place, good road and school, could be subdivided, "a bargain." 21

\$10,000—640 acres, Salt Spring Valley, 7 miles from Milton depot, 400 acres first-class tillable land, 240 acres fine timber and grazing, 14 living springs, reservoir for water, 30 acres can be irrigated, fine orchard of 300 assorted trees in full bearing, 5,000 assorted vines in full bearing, beautiful mulberry grove of 125 trees, dwelling of 7 rooms, barn, stable and other outbuildings. 22

\$12,000—320 acres, 3 miles from Valley Springs depot, wayside hotel, 10-room house, large barn, stable and other outbuildings, very fine light loam soil, needing no irrigation, good springs, large creek, from which water can be stored, 200 acres in grain, all fenced, beautifully situated. 23

\$10,000—320 acres, Salt Spring Valley, 7 miles from Milton depot, all first-class land, fair improvements, water sufficient to irrigate nearly the entire tract, 20 acres alfalfa, clover field, 200 acres in grain, family orchard, this is a choice tract, all fenced. 24

\$8,500—250 acres, $2\frac{1}{2}$ miles from Valley Springs depot, good soil, adapted to grain, fruits or vines, excellent well, flowing springs, tract gently rolling, nice new modern dwelling 8 rooms, large new barn and stable. 25

\$15 per acre—500 acres, 6 miles from Valley Springs depot, gently rolling, some hill land, 200 acres good grain land, all very fine fruit and vine land, fine spring of pure water, large creek through tract, no irrigation needed for trees and vines, fair improvements, all fenced, plenty of wood and timber. 26

\$6,000—160 acres, $\frac{1}{2}$ mile from depot, 100 acres first-class land, balance timber and grazing, rabbit-proof fence, 4,000 trees, 150 in full bearing, vineyard 3 acres 2 years old, $\frac{1}{2}$ acre strawberries, $\frac{1}{4}$ acre blackberries, new 5-room

residence, good barn and chicken-house, 3 acres alfalfa, all under water ditch. 27

\$5,500—120 acres, 1 mile from Valley Springs depot, first-class land, nearly all level, three-fourths cleared, small house and barn, all fenced, water ditch through center of tract, from which nearly the whole tract can be irrigated. 28

\$10,000—500 acres very choice land, 3 miles from Angels, all under stone and barbed wire fence, 4 fields, whole tract gently undulating and dotted with majestic oaks, presenting the appearance of a vast natural park, several very fine springs. 29

\$3,000—480 acres, 20 miles above Valley Springs, 3 miles from Angels, Angel's creek runs through center of tract, from which 80 acres can be irrigated, fine fruit and vine land. 30

\$800—20 acres, $\frac{1}{2}$ mile from Valley Springs depot, bottom land. 31

\$8 per acre—560 acres, $3\frac{1}{2}$ miles from Valley Springs depot, 60 acres, gently rolling, on Calaveras river, balance hill land, plenty of fine living springs on highest levels, fine stock ranch, could not be surpassed for fruit, vines or olives. 32

\$12,000—1,240 acres, 6 miles from Valley Springs, Calaveras river flows through the tract, all fenced, fine stock ranch. 33

\$7 per acre—800 acres, 8 miles from Altaville, on Stanislaus river, 6-room farmhouse, good barn and stable, about 2 acres is orchard and vines, all in full bearing, several acres in alfalfa, 150 acres grain land, balance suitable for grazing, plenty of timber for wood, etc., which can be sold for \$6 to \$8 per cord, is a good stock ranch, from 300 to 500 head being kept on the tract the year round, plenty of water. 34

\$12,000—520 acres, 5 miles from Valley Springs depot, 60 acres bottom land, 200 acres valley, 150 acres rolling, 110 acres hill land, 400 acres tillable, 500 acres cleared, 250 acres under cultivation, 20 acres timber, pasture 80 acres, soil deep red and black loam, productions grain, fruit and vines, water ditch carrying 3,000 inches runs through center of tract, from which 400 acres can be irrigated, all fenced into 6 fields, nice modern 9-room house, 3 large barns, stable and all other necessary outbuildings, 100 assorted trees in full bearing, 2 acres assorted vines in full bearing, all agricultural implements go with place, including mowers, wagons, plows, barley mill, etc., $\frac{1}{2}$ mile to school and postoffice, one-half cash, balance to suit. 35

\$3,200—400 acres, 7 miles from San Andreas, 200 acres good tillable land, balance heavily timbered, running water and springs sufficient to irrigate about 5 acres 70 acres been under cultivation. 37

2,500—160 acres, 7 miles from San Andreas, 80 acres under wire fence, 30 acres under cultivation, 100 acres plow land, 5 acres in vineyard and orchard, good house and barn, large stream of water which can be conveyed over 30 acres at a nominal expense. 38

\$8,500—440 acres, 4 miles from Valley Springs depot, nearly all tillable first-class

land, water ditch carrying 3,000 inches of water runs through tract, from which most of it can be irrigated, trees and vines require no irrigation, about one-half cleared and under cultivation, fair improvements. 39

\$1,800—90 acres, $2\frac{1}{2}$ miles from Valley Springs, 50 acres, nearly level, balance hill land, running stream till August, water within 10 feet, one-third cleared, balance timber, fenced on two sides. 40

\$15 per acre—440 acres, $3\frac{1}{2}$ miles from Valley Springs depot, all fenced, 100 acres nearly level, balance rolling and hill land, one-half cleared, balance scattering timber, 100 acres under cultivation, water ditch through property, fine fruit, vineyard or grain land, fair improvements, never failing flowing springs. 41

\$6,500—180 acres, 5 miles from Valley Springs depot, 150 acres under cultivation, on main county road, wayside place, fine flowing spring near house, from which water is piped to all parts of the place, ditch carrying 3,000 inches of water through tract, from which 80 acres can be irrigated, large new barn, good residence, family orchard all fenced, plenty of timber. 42

\$4,000—160 acres, 2 miles from Valley Springs depot, on main road, fine well, plenty water to irrigate 20 acres, small vineyard in full bearing, trees and vines require no irrigation, all fenced, 50 acres under cultivation, fair improvements. 43

\$2,400—80 acres, 2 miles from Valley Springs depot, fine fruit and vineyard land, 20 acres can be irrigated, trees and vines require no irrigation, small vineyard in full bearing, fair improvements, fine well, on county road. 44

\$12,000—810 acres, 5 miles from Altaville, 600 acres plow land, balance very fine timber and grazing, plenty of flowing water, large orchard in full bearing, fine springs, good 6-room dwelling, large new barn, stable and other outbuildings, on main road to Big Trees. 45

COLUSA COUNTY.

\$15 per acre; 12,000 acres; 6,000 acres valley, 2,000 acres bottom land, 8,000 tillable, 5,000 clear, 4,000 under cultivation; all in scattering timber, well suited for subdivision, plenty of wood, living creek runs through the place, good springs, 20 miles of fencing, 3 sets of good buildings, 1 small orchard of Bartlett pears, and peaches and apricots, some table grapes, good roads, good surroundings, P. O. and R. R. station 15 miles. 2

\$18 per acre, 15,200 acres; a compact body nearly square, 15 miles good fencing, 5 dwelling houses, 9 barns, plenty water all the year in the creeks, the land is rolling hills and valleys, soil in valleys all fine loam, 12,000 acres in cultivation, all the land except about 1,000 acres can be plowed, about 800 acres in oak timber, on the east side is the Northern Railway, 6 miles distant; on the north is the West Coast & Mendocino Railroad, 8 miles; on the south is the Colusa & Lake Railroad, 6 miles. 39

\$4,500—80 acres of sloping hill land, deep rich soil, near town of Clayton, small house and barn, 5 or 6 acres in vines, water from springs on the place, will sell 40 acres. 15

\$50 per acre, 240 acres, 6 miles west of Orland, all under cultivation, soil dark sandy loam, all level, new house hard finished, 9 rooms, new windmill, tank and tank house with water pipes in house and yard, good barn 22x48 with 16-foot sheds on both sides, also machine shed, blacksmith shop, granary, chicken house and other out-buildings, small orchard and vineyard in full bearing for family use, 1 steam water pump. 40

\$20 per acre, 400 acres, 1½ miles from Orland, about 200 acres in creek bottom, 100 acres of this bottom would raise the finest kind of alfalfa, the other 200 acres have been used for grain, but it is also No. 1 fruit or vine land, good barn and small house, has a good wire fence all around the tract, and plenty of good wood. 42

\$20 per acre, 80 acres sandy loam, 3½ miles from Orland, all cultivated, 2 miles from good school and church, will produce nice fruit or vines. 43

\$10 per acre, 160 acres, only 1¼ miles from Orland, all level, soil sandy loam, all under a good board fence, there are 40 acres in orchard, with assorted trees and vines all in full bearing, plenty of water, fine soil for fruits vegetables, etc., plenty good wood, small house and barn, also other out-buildings. 44

\$35 per acre, 160 acres level land all under a high state of cultivation, 1¼ miles from Orland, house of 5 rooms, 2 good barns, machine shed and other out-buildings, fine well of water, buildings and all in fine condition, is as nice a tract to subdivide as is on the north side irrigation district, a few fruit trees in the yard, all in full bearing, good school near the land. 47

\$35 per acre, 320 acres level land, 1½ miles to Orland, 60 acres fine creek bottom, soil sandy loam, good school ¾ mile, good house of 7 rooms, large barn 60x20 16-foot sheds on both sides, good windmill and tank, with water piped to house and yard, 150 grape vines and 150 assorted fruit trees all in full bearing, 40 acres fenced, 5 acres in alfalfa, plenty of good wood and water. 48

\$25 per acre—160 acres 4 miles west of Orland, partly fenced, house of 4 rooms, barn 20x40 with sheds on both sides, 15 acres under a good fence. 50

\$35 per acre, 320 acres, all under cultivation, 40 acres the finest kind of alfalfa land, the balance all good for fruit and vines, all under good fence and cross-fenced, plenty good water and wood, house, barn and other out-buildings, two miles from town and railroad. 53

\$15 per acre, 12,200 acres on Stony creek, 1,500 or 1,600 acres susceptible of irrigation, 2,000 acres or more of hill land that can be plowed and harvested, 300 or 400 acres of bottom land well adapted to alfalfa and all kinds of fruit, not excepting oranges and olives—both are growing on the place, complete control of all the water on Stony creek, the level having been taken by surveyor. The land lies on both sides of the creek for a distance of 7 miles, and varies in width on each side of the creek from 2 to 3 miles, several never failing springs of good water, 4 stations

for men and horses with all necessary appliances, barns are each large enough for 40 head of horses, all necessary implements for farming and harvesting, 2 very thrifty orchards with an assortment of fruits, about 25 miles fence around on the place, nearly all barbed wire close enough to keep sheep in or out; place is divided into four subdivisions, an abundance of oak timber, not less than \$3,000 cords; the wood sells for \$3 on the ranch.

\$20 per acre—12,277 acres at the terminus of the West Side and Mendocino R. R. and near the town of Frito, an enterprise of the Southern Pacific R. R. Co., is all under good fence and pays a handsome income, the land on the west, consisting of some 1,800 acres, owned by the Frito Improvement Co., is now being planted to vines and trees, 4,000 acres of valley land and the balance low rolling hills, covered with scattering oak timber, the soil is all A1 and requires no irrigation, is a fine tract and nicely located for colony purposes, terms of payment made easy.

CONTRA COSTA CO.

\$4,500—159 acres, 109 acres valley, 50 acres bottom, all tillable, 50 acres under cultivation, soil is a sandy loam, fine for an almond orchard, all the ranches adjoining being planted to almonds, some wood on the place, plenty of water from Marsh Creek, fenced on two sides, one mile from Brentwood, school, postoffice and railroad station. 3

\$12,000—445 acres, four miles from Walnut Creek, 200 acres tillable, 245 acres rolling, soil sandy loam, has been used for stock and grain, some wood on the place, fenced and cross-fenced, 8 or 9 springs, ordinary farm house, 2 barns, Walnut Creek P. O., R. R. station Martinez. 4

\$3,500—26 5-6 acres valley land, 2 miles from Byron station, ½ mile from Byron Springs, all under cultivation, fine well of water, house of six rooms, modern built, stable, chicken house, school ¼ mile. 5

\$1,875—25 acres, 4 miles from Martinez, and ½ mile from a landing, mostly level, no improvements, good soil. 7

\$2,000—214 acres in Pine Canyon, at the foot of Mt. Diablo, good wood, stock and hay ranch. 8

\$2,800—11¼ acres near the town of Concord, a good house of 6 rooms, small dairy house, barn and chicken houses, vineyard of 3,000 vines, part of which are 8 years old, young orchard of peach, apple, quince, almond, etc., choice varieties, well of water, windmill and tank, several thousand strawberry plants. 9

\$3,000—4 acres, situated near town of Concord, 700 grape vines and 75 fruit trees, all yielding largely, 2 wells of good water, small house and barn and chicken house, all inclosed with good fence. 19

\$3,750—50 acres of fine farming land, near Bay Point, Southern Pacific R. R. passes through it, one-half fenced, small residence, will sell 25 acres or all of it. 12

\$6,000—40 acres adjoining Pacheco, fenced, will sell in tracts of 5 acres or more. 13

\$4,500—51½ acres, 3 miles from Martinez, good fruit land, 2 acres in vineyard in full bearing, small house. 14

\$5,000—93 acres, 5 miles from Martinez, on Oakland road, small house of 5 rooms, barn, granary, etc., all tillable, and divided into 5 fields. 16

\$6,000—21½ acres, 1½ miles from Martinez, new cottage of 8 rooms, barn, carriage house, etc., 1,000 fruit trees 3 years old, and 2 acres in vineyard, 3 years old, all inclosed. 18

\$6,500—100 acres near McAvoy's Station, good house of 6 rooms, good barn and other outbuildings, all inclosed with hog-tight fence. 19

\$8,000—100 acres near town of Pacheco, rich bottom and rolling land, all inclosed, 2 story house of 9 rooms, hard finished, 2 stables, small blacksmith shop and other outbuildings, 2 acres in orchard and vineyard. 22

\$8,400—160 acres 2½ miles from Antioch, fenced and cross-fenced, house, barn and other outbuildings, small orchard in bearing, 2 windmills and wells, 21 head of cattle, large and small, 6 head of horses, 1 colt and 50 head of hogs. 23

\$8,750—460 acres of hill land, 7 miles from Concord, 200 acres can be cultivated, fenced and cross-fenced into 3 fields, with plenty of water in each, small house, good barn, corrals and chicken houses, together with farming implements. 24

\$10,000—193 acres, 1½ miles from Martinez, all inclosed, fine spring of good water, also house and barn. 27

\$20,000—182 acres near Clayton, 100 acres under cultivation, 20 acres in orchard and vineyard, all bearing, good house and large barn, carriage houses, chicken houses and other outbuildings, living spring of good water. 29

\$28,000—250 acres, 3 miles from Martinez, cross-fenced into 4 fields, the best of farming or fruit lands, good house of 6 rooms, with bath, hot and cold water, windmill and tank, good barn and other outbuildings, 2,000 Bartlett pears, 1,000 French prunes, apricot and cherry trees, and 3 acres of choice vines, all in good condition, terms easy. 32

\$6,500—60 acres, all level land, 6 miles from Martinez, and 2½ miles from Walnut Creek, good house of 9 rooms, hard finished, orchard and vineyard for family use, and small stable. 40

\$4,500—28 59-100 acres, ½ mile from Pacheco, all level and inclosed, house of 5 rooms, barn, etc., 2 acres in vines and 8 acres in orchard, all in bearing, different varieties, good water. 41

\$65 per acre, 151 acres, all level, 2 miles west of Cornwall Station, county road runs through center of land, house of 5 rooms, granary and barn, windmill and tank, fenced and cross-fenced into 3 different fields, S. P. R. R. runs through it. 43

\$35 per acre, 160 acres, 30 acres level, 60 acres farming land, 2½ miles from Clayton, house, etc., spring of good water, farming implements and 15 head of cattle. 44

\$75 per acre, 145 acres, 2 miles west of Lafayette, 10 miles to Oakland, 35 acres fine pasture land, covered with timber, balance is

bottom and rolling land, black loamy soil and a gravelly loam unexcelled for fruit or vines, several springs on the place, 250 fruit trees, assorted varieties, and small vineyard, good house of 7 rooms and good outbuildings. 50

\$20,000—400 acres between Concord and Clayton, 300 acres plow land, well watered and well adapted for fruit or vines, or for dairy purposes. 52

\$4,000—78 acres of rolling land, all cultivated, good soil for fruit or grapes, small house, good barn, sheds, chicken house, etc., small orchard of good fruit and small vineyard, creek on one end, and good well, school 1 mile, Walnut creek ½ miles. 53

\$6,500—56 acres 5 miles from Walnut Creek and Martinez, slightly rolling, all the best kind of fruit or vine land, good house of 6 rooms, rustic outside, well finished, good barn, outbuildings, blacksmith shop, running water on back of place, good well, 900 fruit trees, mostly Bartlett pears, bearing; about 5,000 selected grapes, 2½ bearing; the situation of this place is beautiful, commanding a fine view of the valley, with Mt. Diablo in the distance. 56

\$30 per acre, 800 acres rolling land, 4 miles west of Brentwood, nearly all tillable, all clear, save scattered oaks, nearly all under cultivation, produces wheat, barley and hay, No. 1 fruit land, several thousand cords of oak wood, plenty water. 60

\$2,500—7 6-100 acres, adjoining the town of Walnut Creek, choice piece of land, with beautiful view, splendid land for fruit, water plenty. 62

\$3,600—56 acres of land near Pacheco, 20 acres level, balance hilly, good for fruit or vines. 63

\$10,000—50 45-100 acres valley land, 2 miles from Walnut Creek, fair house, good barn, 15 acres of fruit in full bearing, 8 acres in choice vines, 7 acres in best varieties fruit, soil a fine gravelly loam, good water, \$1,000 worth of wood on place, fine large, old oaks. 64

\$4,500—83 acres adjoining town, very slightly rolling, in subdivisions, one tract of 11 acres, has house of 3 rooms and basement, kitchen, pantry and bathroom, fine windmill and tank, 1,043 fruit trees 3 years old, price \$4,500, balance of tract at \$200 per acre, railroad will run past one side of tract. 65

\$4,600—25 acres of fine bottom land near Lafayette, good house, large barn, creek through one end, good water. 66

20 acres adjoining above at \$160 per acre. 67

8 5-100 of same tract, \$1,350.

\$90 per acre—150 acres, slightly rolling, all under cultivation, soil brown loam, fine for fruits, scattering oaks, living spring, all fenced, in 50-acre tracts \$100 per acre, 1½ miles to Martinez, town P. O. and K. R. station. 70

\$200 per acre—20 acres valley, all under cultivation, soil brown loam, produces fruits, scattering oaks, fine well, all fenced, 1-story house 5 rooms, in fair condition, large barn, sheds, etc., fine surroundings, ½ miles to Martinez, town P. O. and K. R. station. 71

EL DORADO COUNTY.

\$7 per acre, 320 acres, 6 miles northeast of Placerville in the foothill country, rolling land with good soil, some oak and fine timber, abundant water, good grazing, fruit or vine land. The El Dorado Fruit Company's ranch is adjacent, school and church convenient. 1

\$8,000—65 acres of choice foothill land, near El Dorado under a high state of cultivation, having 45 acres in fruit, nearly all in bearing, 500 bearing Bartlett pear trees, 500 trees 1 year old, 2,500 peach trees, 6,000 in all on the place, all of the land tillable and can be irrigated, fair dwelling and 2 good barns with other necessary out-buildings, fine carp pond on the place now stocked with that fish and catfish. 2

\$7.50 per acre, 320 acres, 200 acres tillable, 40 acres cleared, 8 springs of water, water can be brought upon the place by ditch, $7\frac{1}{2}$ miles from Shingle Springs. 3

\$3,500—160 acres $1\frac{1}{2}$ miles south of El Dorado; 1 acre in vineyard, 1 acre in orchard, 25 acres in grain, 60 acres tillable, 60 acres fenced into 2 fields, 2 barns, dwelling of 6 rooms. 4

\$8,000—192 acres $1\frac{1}{2}$ miles south of El Dorado, 160 acres under cultivation, all has been used several years as an Angora goat range, 400 loads of good manure now in corral and can be put on land, good house of 5 rooms, barn 30x60 with sheds. 5

\$1,100—80 acres 5 miles from El Dorado, small orchard, $1\frac{1}{2}$ acres in garden, with an abundance of free water, small house, all can be cultivated. 7

\$2,000—80 acres 4 miles south from Placerville, house of 6 rooms, barn for 6 horses, 1,500 vines, 100 trees in bearing. 8

\$2,750—40 acres $\frac{1}{2}$ mile from Placerville, 250 fruit trees, 2,000 grape vines, all under ditch, house of 4 rooms, 1 horse, 2 cows, chickens, hogs, farming implements, wine press and all. 9

\$7,000—130 acres of vegetable and orchard land near Diamond Springs, 4 acres bearing fruit trees, 10 acres vineyard, good dwelling 4 rooms, 2 barns, blacksmith shop, all farming tools, good wagons, 2 horses, 12 head cattle, 2 hogs and numerous small articles. 11

\$40 per acre, 150 acres very fine fruit land only 2 miles from Diamond Springs, all fenced and cross-fenced, 6 acres in vineyard, 40 acres in clover, Webber Creek Ditch runs through the land. 13

\$20 per acre, 80 acres No. 1 fruit land 3 miles from Auburn, small dwelling, plenty of lumber for good house, 2 living springs. 15

\$7,000—360 acres fine foothill land near Brandon's station, 90 acres cleared, $1\frac{1}{2}$ fenced, dwelling of 5 rooms, barn and stable, 9 living springs, 18 acres bearing vineyard. 16

\$1,750—46 acres fine fruit or grain land near Single Springs, $1\frac{1}{4}$ miles, good mine on this land and paying well. 17

\$12,000—315 acres No. 1 land, 5 acres in vineyard, 30 acres orchard, 6 good horses 17 head of cattle, 6 hogs, 36 chickens, good house 6 rooms, barn and other out-buildings, 4 miles from Placerville, several flowing springs. 18

\$1,400—160 acres very good land, good house and several springs. 19

\$6,500—446 acres No. 1 fruit land, fine dwelling 8 rooms, 2 stables, 3 fine living springs, 5 acres vineyard, 6 acres orchard, 300 acres grain land. 20

\$20,000—640 acres fine timber land. There is over 100,000 feet of sugar pine to the acre, yellow pine and spruce mixed. Estimate 60,000,000 feet and can be sold at \$20 per M on the ground, plenty of fine free water. 21

\$5,600—446 acres of fine land, 5 acres vineyard, 6 acres orchard, dwelling of 8 rooms, 2 stables, 1 barn, 3 springs, fine orchard or vineyard land. 22

KERN COUNTY.

\$8.50 per acre—640 acres, all valley land, all tillable, all clear, soil a warm rich sandy loam, well water at from 20 to 40 feet, road to Kern lake crosses the land, finest kind of raisin or orange land, in artesian water belt. 2

\$10 per acre—120 acres valley land, all tillable, soil sediment, depth of water in wells 20 feet, good roads, Miramonte is the nearest town, nearest R. R. station is Delano. 3

\$10 per acre—320 acres of valley land, all tillable, soil rich sediment loam, water James & Johnson canal to run by the land, surrounded by improved places, Bakersfield R. R. station. 4

\$11 per acre—Section 11, township 11 north, range 19 west, also section 35, 12 north, range 19 west, this land is easily accessible to water and No. 1 land, near General Beale's ranch. 10

\$75 per acre—80 acres of valley land, all tillable, 40 acres in alfalfa, soil dark sediment, particularly adapted for raisins, water one share in McCord Irrigating Canal, depth to water in wells 18 to 20 feet, rabbit-tight board and wire fence, common house of 3 rooms in good condition, stable for four horses, sheds for tools, etc., highly improved surroundings, school $\frac{3}{4}$ mile, Glenburn $1\frac{1}{2}$ miles R. R. station. 12

\$3.50 per acre—3,520 acres level land, township 29 south, range 21 east, all of sections 1, 2, 11, 12, 13 and east one-half of 14, 36 miles east of Bakersfield. 13

LAKE COUNTY.

\$1,600—160 acres, 2 miles from Lakeport, good fruit land, well watered, portions covered with oak timber, a small house and barn, can be cut up into smaller tracts and give magnificent building sites overlooking the lake. 2

\$2,500—20 acres in Big Valley, 3 miles from Lakeport, on road to Highland Springs, all bottom land, 100 Bartlett pear trees, 50 French prune, and 80 trees of peaches, apples, etc., a good house and barn, well watered, $\frac{1}{2}$ mile from public school. 3

\$4,500—80 acres Upper Lake Valley, 40 acres of which are valley and rich alfalfa

land, balance good fruit land, a fine stream runs through place, 600 bearing fruit trees, 200 not yet in bearing, also about 1,500 seedling peach trees, 2 dwelling houses, good barn, well fenced. 4

\$8,000—80 acres, $4\frac{1}{2}$ miles from Lakeport, all rich valley land, all under cultivation, the soil is a rich black loam, an excellent house and barn, a small orchard and vineyard, good water, well fenced. 5

\$3,000—60 acres near Highland Springs, 6 miles from Lakeport, all valley land except about 10 acres, all under cultivation, the soil is good for hay, grain, alfalfa, vegetables and fruit, some scattering timber, well fenced, good farm house and barn, near a school-house, well watered. 6

\$6,000—141 acres on the shore of Clear Lake, over $\frac{1}{2}$ mile of Lake frontage, with a good gravel beach in front of the whole tract, plenty of water. 8

\$4,000—25 acres, 8 acres in winter apples, choicest varieties, 4 acres in alfalfa, some berries and small fruit, well improved, 2 living springs, soil, alluvial deposit, and the richest in the world, will grow 4 crops of alfalfa yearly without irrigation, averaging over 6 tons yearly, no irrigation needed in growing vegetables or small fruit. 9

\$1,500—34 acres on the eastern shore of Clear Lake, a beautiful spot for a home or summer residence, $\frac{1}{2}$ mile of lake frontage, excellent soil for fruit or vines. 10

\$1,250—160 acres fine timbered land, well watered, 6 acres good vegetable land, large spring at the house, a good mountain home. 11

\$1,300—30 acres, within $1\frac{1}{2}$ miles of Lakeport, from 5 to 10 acres good vegetable land, balance excellent fruit and vine land, good farm house and barn, 150 fruit trees, peaches, plums and pears. 12

\$4,800—240 acres excellent fruit land, 4 miles from Lakeport. 13

\$8,000—An excellent ranch of 160 acres, within $1\frac{1}{2}$ miles of Lakeport, well improved, first class for grain or fruit, 10 acres all ready in prunes, plums, pears and apples, well watered. 14

\$13,000—240 acres, $1\frac{1}{2}$ miles from the county seat, 15 acres in bearing fruit, best varieties of apples, pears, peaches, prunes and almonds, 2 acres in bearing vines, a beautiful building site, overlooking the lake. 15

\$16,500—A magnificent dairy ranch in Bachelor Valley, 460 acres, 80 acres in alfalfa, all the modern conveniences of a first-class dairy ranch. 16

\$9,000—160 acres garden land, all level, 3 miles from Kelseyville, 1 mile from school, very good house and barn, finest water in the county, all fenced, on two roads, and can be subdivided, plenty of water in creek for stock, plenty of timber scattered over the place, will grow 3 crops of alfalfa in one season. 17

\$1,800—120 acres, nearly all can be cultivated, 45 acres valley, 15 acres cleared and in cultivation, timber scattering oak, soil sandy loam, grow corn and vegetables, partly fenced, good well water, common house of 5 rooms,

barn and storehouse, $2\frac{1}{2}$ miles from Kelseyville, churches, postoffice, express office, school, 1 mile. 18

\$2,500—160 acres, 6 miles from Kelseyville, nearly level, 20 acres fenced and in cultivation, is mostly rich bottom, plenty live oak and pine, very good house of 3 rooms, large barn, 2-year-old orchard of 80 trees, mostly apple, postoffice $1\frac{1}{2}$ miles, school 1 mile. 19

\$6,000—An immense bargain, hotel and lot 100x160, with excellent patronage. run by present owner for 15 years with such success that he now wishes to retire from business, contains 30 well fitted-up and furnished rooms and large dining-room, the furniture and household goods go with the place, also 4-room cottage and \$500 piano. 22

\$5,000—100x160, a brick drug store for sale, in Lower Lake, does a thriving business, being the only drug store within 17 miles, on the same premises there are a Chinese wash-house, which rents for \$7 a month, a barn and a stable for horses and carriages in the rear, adjoining the drug store is a store which rents for \$15 per month, the receipts of the drug store are from \$5 to \$10 per day, stock to be sold at invoice price, and is fresh and new. 23

\$1,250—160 acres on main road to Calistoga and Lower Lake, only 2 miles from town, land rolling, small house and barn, about 100 young fruit trees, good location for shop of some kind. 24

\$2,000—80 acres level choice fruit and vine land, within 2 miles of town, good water. 25

\$1,600—25 acres on Kelsey Creek, all level, alluvial soil, hop and potato land, berries, etc., creek flows across one corner of land, small new house, 3 rooms, 2 barns, chicken-house, $3\frac{1}{2}$ miles from town. 29

\$500—160 acres on stage road, only $1\frac{1}{2}$ miles from postoffice, express and stage station, fine stream of water and several springs, one near cabin, several acres inclosed with good picket fence, lots of timber and abundance of feed. 30

\$1,800—50 acres near Highland Springs, house and barn, vineyard, lots of wood and pasture. 34

\$1,700—160 acres, 45 acres valley, 30 acres under cultivation, plenty of wood and water, fenced, house and barn, house of 3 rooms, fireplace, etc., about 500 fruit trees, 2 to 6 years old, a few vines for family use, Lakeport postoffice 5 miles, Hopland 12 miles, railroad station. 38

\$50 per acre—160 acres, 75 acres rolling, 65 under cultivation, scattering oak timber, produces grain and fruit, creek with water 9 months, 1 well, partly fenced, fair house of 4 rooms, good barn, chicken-house, wagon-shed, etc., family orchard 3 acres, apples, plums, prunes, variety peaches and grapes, school 1 mile, Lower Lake postoffice $2\frac{1}{2}$ miles. 39

\$8,000—640 acres, 100 valley, 50 bottom, 540 rolling. 300 tillable, 100 under cultivation, $\frac{3}{4}$ in oak timber, soil rich black loam and sandy loam, produces all kinds of fruits, vege-

tables, several living springs, fenced with boards and barbed wire, 1-story house of 5 rooms, in good condition, 2 barns and other outhouses, 1,000 trees, early and late varieties, apricots, cherries, peaches, pears, apples, plums, blackberries, etc., 2 to 6 years old, raises earliest fruit in county, 1 acre in vines, 3 years old, early and late, Lower Lake 4 miles. 40

\$3,500—75 acres, all valley land, nearly level, 75 acres tillable, 45 acres clear, scattering oak timber on 20 acres, will produce most anything, but better adapted to prunes, good water, fenced, house of 4 rooms, veranda in front, barn 16x24 shed on both sides, 6 acres in different varieties fruit 2 years old, some fruit this season, school $\frac{3}{4}$ mile, town and postoffice, Kelsey. 41

\$1,500—120 acres, 45 acres valley, 45 bottom, balance rolling, no high hills, about all tillable, 15 acres under cultivation, scattering oak trees on part of it, land good for any kind of fruit, corn and potatoes, good well, partly fenced, common house of 5 rooms, storehouse and old barn, 1 mile to school, $2\frac{1}{2}$ miles to Kelseyville, town and postoffice. 42

\$1,000—160 acres, 7 miles from town on road, several acres in cultivation, spring of living water, orchard of 60 or 80 trees in bearing, fine pasture and large outside range. 52

\$1,200—80 acres, 8 acres level, the balance is rolling hills, covered with pine and fir timber, 1 acre bearing fruit trees, consisting of apples, peaches, pears and plums, house 3 rooms, kitchen, barn, well watered. 54

\$1,200—120 acres adjoining one of the most fashionable places of resort in the county, where poultry, eggs and all kinds of produce can be sold, $1\frac{1}{2}$ acres fenced, common house and barn and other outbuildings. 55

\$1,000—80 acres, 4 miles from town, living water the year round from Bear Creek, sufficient timber to pay for the land, good location for summer resort, splendid fruit and vine land. 57

\$1,280—320 acres State land, 20 per cent. of purchase price, also interest and taxes paid for the year 1889, house, fine springs of water, good sugar pine timber, fir and oak, good grazing and portions valuable for agriculture. 61

\$1,280—160 acres of deeded timber land, $\frac{3}{4}$ mile from saw-mill, is worth for the timber alone 4 times the price asked. 62

\$1,600—160 acres, $3\frac{1}{2}$ miles from town, fine garden land, plenty of water, good house, with water piped from spring above, small clearing of a few acres. 69

\$1,800—11 acres adjoining Middletown, 10 acres fenced with rabbit-proof fence, 100 fruit trees in full bearing, and good garden, house of 5 rooms, small barn, will include 1 horse, chickens and a portion of household furniture. 75

\$5,500—Hotel property in town of 500 inhabitants, beautifully situated near some of the most fashionable resorts in Lake county, main building with 25 rooms, 2 cottages of 5

and 6 rooms, this is a fine opportunity to buy a good paying property cheap. 95

\$40 per acre—134 acres, with good outside range, 60 or 70 acres of natural meadow, 40 or 50 tons of hay can be cut yearly, this place will carry, with outside range, from 75 to 100 head of cattle, and is a bargain. 98

\$6,600—110 acres, all under cultivation, fenced and cross-fenced, orchard of 3 acres in bearing, 2 acres of Bartlett pears, 2 years old, good garden, good house of 6 rooms, and large barn, good outbuildings, windmill and tank, water piped to barn. 99

\$8 per acre—1,000 acres, with large outside Government range that can be located by purchaser, if desired, will sustain 800 sheep and band of hogs, 15 acres choice orchard and vineyard land, cold sulphur and numerous other springs, plenty of timber for fencing and other purposes, fine place for an invalid. 103

\$8 per acre—920 acres, $2\frac{1}{2}$ miles from town, good stock ranch, will pasture 100 head of cattle, about 150 acres level, balance hills covered with timber and brush, good fruit and vine land when cleared, timber enough to pay for the land. 104

\$9,000—250 acres, all good farming land, 3 miles from town on public road, $\frac{1}{2}$ mile from schoolhouse, barn and outbuildings, fine wells of pure cold water, several springs for stock, good orchard of the choicest varieties of fruit, small vineyard, fenced and cross-fenced with boards and wire. 108

\$4,500—17 acres valley land, 3 acres bottom, all under cultivation, produces alfalfa and vegetables on bottom, balance in young orchard, few scattering oaks, running water, fences nearly new and good, 2-story, hard-finished house, 8 large rooms, halls and closets, double veranda on one side, 6 or 7 acres fruit, 1 year old, mostly pears, prunes and walnuts, barn 20x30, wagon-shed, all in a good condition, 1 mile to Kelseyville school and postoffice. 122

\$1,600—160 acres, nearly all rolling, 25 or 30 acres tillable, 2 acres under cultivation, scattering timber, good soil for fruit and garden, running water, orchard and garden fenced, house of 4 rooms and very good barn, $\frac{1}{2}$ mile to school, 8 miles to Kelseyville and 4 miles to Highland Springs. 123

\$80 per acre—35 acres valley land, 5 miles from Lakeport, fronting on 2 roads, 12 acres in alfalfa, is all alfalfa and vegetable land except $1\frac{1}{2}$ acres, about 17 acres clear, balance in oak and ash timber, fine pear and apple trees, small house, schoolhouse on adjoining land, price \$80 per acre. 124

MARIPOSA COUNTY.

\$7,500—140 acres, 60 valley, 25 rolling, 55 hill, 60 under cultivation, 80 in timber, produces fruits and cereals, wood—Cedar, Sugar and Yellow pine, Oak, etc.; water, branch of Merced river, springs and flume water, 60 acres fenced with picket and rail, 2-story house of 9

rooms good condition, 7-room lodging house, 2 barns, 2 stables, several sheds all in good condition, 100 trees—apples, peaches, pears, plums and nectarines all bearing, furniture of place, 4 horses, 1 brood mare and 3 colts, about 20 head of cattle, about 30 hogs, 60 chickens, 2 wagons and farming utensils, Coulterville 12 miles. 123

MERCED COUNTY.

\$30 per acre—320 acres of valley land all under cultivation, soil richest sandy loam, finest kind of fruit, especially raisin grapes, water first-class, fence wire, pickets and posts, school $1\frac{1}{2}$ miles, Los Banos 4 miles, railroad station on Sawyers, 3 miles. 3

\$5,000—160 acres of valley land all under cultivation, soil gravelly loam, produces grain, well and windmill, house of 5 rooms, barn 60x52 cost \$1,400 a year ago, Los Banos P. O., Sawyers 3 miles, railroad station. 4

\$30 per acre—1,250 acres valley land, 200 acres bottom, all tillable and clear, 800 acres under cultivation, soil gravelly loam, about 80 or 90 acres alfalfa, 640 can be in alfalfa, San Joaquin canal divides Sections 33 and 34 and will irrigate 34; well 100 feet deep and windmill; Section 33 is fenced with post and wire fence, Section 34 with post and board and wire, hog-tight, house of 5 rooms and cellar, 3 years built, fine barn 40x80 cost \$1,200, house for men, blacksmith shop, etc., family orchard of about 150 trees, and 1,000 to 1,200 vines, 8 miles west of San Joaquin river, school on the ground, building cost \$1,800, P. O. Los Banos, railroad station, Sawyers, 3 miles. 5

\$12.50 per acre—Sections 6, 7, 9, and W. $\frac{1}{2}$ Section 5, W. $\frac{1}{2}$ Section 9, Township 9 south, R. 14 east; 2,560 acres good land, 1 artesian well, will be sold in one-fourth, one-half or whole sections. 11

\$18 per acre—W. $\frac{1}{2}$ of Section 30 and W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of Section 30, and the N. $\frac{1}{2}$ of Section 31, Township 8 south, R. 14 E., 800 acres fine land, house, barn, out-houses, artesian well, fenced and cross fenced. 12

MENDOCINO COUNTY.

\$22 per acre—300 acres, 75 acres valley land, 5 acres in alfalfa, 225 acres rolling, 150 acres tillable, 75 acres under cultivation, 15 acres in redwood, 150 scattering timber, soil sandy loam, produces hay, grain, vegetables, corn, etc., water from 2 fine living springs, also living creek, fenced and cross-fenced, 2-story house, 2 barns, sheds, etc., fine family orchard assorted fruits, vines for family use, school 1 mile, Farlow 1 mile, nearest town. 4

1290 acres—75 acres bottom, 1215 rolling, 100 acres tillable, 800 clear with a little scattering timber, soil rich black loam bottom land, rolling land black loam and red soil, 400 acres suitable for vineyard and orchard, the land can

be subdivided for 5 or 6 families, 400 acres redwood, fir and oak (white and black), water from 20 never failing springs and creek across the whole place, fenced with rail and picket fence into 8 fields, house of 11 rooms, water in pipes all through house and barns, 2 good barns with stabling for 30 horses, wagon sheds, etc., 3 acres fruit trees—apples, peaches, pears, plums and cherries; $6\frac{1}{2}$ acres alfalfa, 34 acres more would grow good alfalfa, stage road from Cloverdale through place, a good stand for hotel, school 1 mile, Cloverdale 11 miles, railroad station. 5

\$3,500—In the town of Boonville, lot of 1 acre on which is a store building—frame 24x60 1 cottage of 5 rooms and bath, wood-shed, chicken house, granary and barn, of a cash value of \$3,500, merchandise stock from \$4,000 to \$6,500; Boonville is situated in Anderson valley, 12 miles long divided into 4 school districts; owner has accumulated a great deal of money in this place and wishes to live in San Francisco in the future. Stock of merchandise to be invoiced and liberal terms for same will be made. 6

\$12 per acre—1,600 acres, 100 acres tillable, 50 acres under cultivation, 250 in timber, 1,300 acres pasture, very little waste land, good soil, produces hay, grain and some fruit, the land is suitable for subdivision, redwood, fir, madron, black and white oak, 5 living springs all over place, is well fenced, house, 3 barns and necessary out-buildings, small family orchard, orange trees growing in yard; Willits 6 miles. 7

MONTEREY COUNTY.

\$2,500—160 acres, 80 acres rolling, 80 acres hill, 100 acres tillable and clear, 20 acres in timber, about 100 acres loose, black soil, school $2\frac{1}{2}$ miles, Bradley P. O. and R. R. station 3 miles. 2

\$3,500—480 acres, 130 acres table, 30 acres in Indian Valley, 320 acres rolling, 200 acres tillable, 100 acres under cultivation, plenty of scattering live oak trees, soil dark sandy loam, fine for olives, vines, water from 2 wells, 40 feet, $1\frac{1}{4}$ miles of fencing, 2 cabins, 2 rooms each, school 1 mile, P. O. 2 blocks, Cruessville, San Miguel, 7 miles, nearest R. R. station. 5

\$4,000—160 acres of land, 60 acres valley, 100 acres rolling, 160 acres tillable, 108 acres clear, 55 acres under cultivation, 52 acres in timber, water in wells, average 8 feet, soft as rain water, fence around barn, house, and orchard enclosing 2 acres, house of 4 rooms, pantry and closet, fire-place in dining room, barn 24x32 feet, and 12x14 feet, sheds, 35 trees, mixed varieties, apples, peaches, pears, apricots, cherries, almonds and figs, school $1\frac{1}{2}$ mile, Jolon 7 miles. 6

\$3,500—160 acres, 40 acres valley, 120 acres hill, 40 acres under cultivation, 120 acres in timber, scattering alder, oak and redwood, soil black gravelly loam, living creek runs through the place, nearly all fenced, $1\frac{1}{2}$ story log house of 6 rooms, good barn, milk, tool, smoke and chicken house, about 400 fruit trees 6 to 12

years old, 1 acre strawberries, blackberries, gooseberries, etc., for family use, 200 vines, cow, calf, horse, 75 to 100 hives bees, all farming utensils, household furniture, wagon, 2 sets new harness, 2 miles to nearest school, Monterey 10 miles, town, P. O. and R. R. station. 7

\$1,150—480 acres, all rolling, 250 acres tillable, 200 acres clear, about 200 acres under cultivation, scattering oak timber, soil fine for grain, fruit (olives, oranges), plenty of water in wells, partly fenced, 2 small houses, possessory right to 160 acres, controls about 600 acres government land, 2 miles to Pleyto, 10 miles to Bradley, R. R. station. 8

\$1,600—160 acres tilled land, 6 miles east of Jolon, 60 acres farming, balance good grazing land. 9

\$12 per acre—114 acres land 8 miles from King's City, good title, mostly level, fine location and climate for fruit culture. 10

\$7.50 per acre—320 acres 12 miles northeast of King's City, good title, fine springs of water, 60 acres farming, balance good grazing land. 11

\$20 per acre—120 acres of land 6 miles east of Jolon, all under fence, all can be cultivated, good grain, fruit or vine land, all nearly level. 12

\$20 per acre—160 acres east of Jolon, 6 miles, 80 acres level, balance rolling hills, 1 house 12x20, another 18x18, and barn 20x30, 110 trees and 40 vines in bearing, 2 good wells of fine water. 13

\$15 per acre—1,674 acres, 100 acres valley, 100 acres (more or less) bottom, 600 or 700 acres tillable, 500 or more acres clear, 50,000 cords of wood, produces the finest wheat, watermelons, corn and pumpkins, fruits from the orange to the strawberry, water from Carmel River, Chupinas Creek and smaller creeks and springs, 1 story house of 5 rooms, in good condition, stable, barn and sheds, gang plow, horse rake, mowing machine and some tools, school $\frac{1}{4}$ mile, Jamesburgh P. O. 6 miles. 15

\$1,800—160 acres, 80 acres valley, 80 acres rolling, all under cultivation, produces wheat, barley or any kind of fruit, live oak wood for family use, 2 good wells, fenced, 2 houses 12x20 and 18x18, barn 20x30, 16 foot sheds, 4 acres vines, all in bearing, 2 miles to school, Lockwood P. O. 2 miles. 17

\$1,500—120 acres, all under cultivation, soil rich loam, produces wheat, barley or any kind of fruit, plenty live oak for fire wood, good water, fenced, nominal buildings, school 2 miles, Lockwood P. O. 2 miles. 18

\$6 per acre—160 acres, 60 acres valley, 100 acres rolling, 60 acres tillable, soil sandy and black loam, scattering live oak trees, abundance of water from good wells, school 1 mile, Jolon P. O. 6 miles. 20

\$2,400—160 acres, 40 acres valley, 20 acres bottom, 80 acres rolling, 40 acres tillable, 20 acres under cultivation, 100 acres in timber, soil black loam, wood, live oak principally, abundance of good water, $\frac{1}{2}$ story house of 7 rooms, in good condition, 1 mile to school, King's City 5 miles, P. O. and R. R. station. 21

\$3,000—300 acres, 30 acres valley, 100 acres tillable, soil black loam, enough wood for fire wood, water from 2 fine springs, in abundance, partially fenced, nominal buildings, school 2 miles, Peach Tree P. O. 3 miles, King's City 12 miles, R. R. station. 22

\$10 per acre—114 $\frac{1}{2}$ acres all under cultivation, soil sandy loam, choice for fruit or vines, good water, nominal buildings, school 1 mile, San Lucas 3 miles, P. O. and R. R. station. 23

\$2,500—165 90-100 acres, 80 acres valley, 10 acres bottom, 75 acres rolling, 90 acres under cultivation, 75 acres in timber, soil black rich loam, produces wheat, barley, fruit or vegetables, wood, live oak, an abundance of water, 1 story house of 4 rooms, fair barn, school $\frac{1}{2}$ miles, King's City 5 miles, P. O. and R. R. station. 24

\$25 per acre—324 acres, 120 are valley, 80 acres bottom, balance rolling, all tillable, covered with scattering oak and pine wood, soil on the hills an ashen gray loam, valley soil is a very deep, rich, black soil, produces all kinds of cereals and fruits, abundance of wood, principally oak, with some pine, living stream of water and 2 springs, 3 cabins, delightful climate, no fogs, no frost, roads fine, county maintains them in excellent style, $\frac{2}{3}$ miles to Parkfield, town and P. O. 25

\$3,000—160 acres of land, 100 acres valley, 60 acres rolling, 100 acres under cultivation, soil sandy loam, wood white oak, about 1,000 cords all in one bunch, 2 wells, house of 4 rooms, in good condition, barn 30x50, about 100 fruit trees 3 years old, pears, apples, peaches, apricots, about 200 vines 4 years old, choice varieties, 1 mile to school, P. O. Jolon, 3 miles. 26

\$10 per acre—640 acres, about 400 acres valley, 240 acres rolling, about 400 acres tillable, 240 acres in timber, soil black sandy loam, wood, oak and manzanita, living creek across one corner and 1 living spring, 2 miles to school, 2 miles to Jolon P. O. 28

\$50 per acre—480 acres, soil dark chocolate loam, very deep, covered with scattering oaks, whole tract is fenced, 4 good wells of water, 6 miles to Bradley, $\frac{1}{2}$ mile P. O., $\frac{1}{2}$ miles from church and school, good house of 6 rooms, well furnished, all ready for housekeeping, 2 mares, 1 spring wagon, 1 buggy, 1 lumber wagon, 150 head hogs, about 80 tons hay, all the farming utensils, 2 sets harness, all go with the place, $\frac{1}{2}$ cash, balance long time, low interest. 30

\$3,850—159 23-100 acres, 100 tillable, 30 clear, 25 under cultivation, soil gravelly loam, produces nearly all kinds of fruits and nuts, good potatoes, corn, hay, all kinds of vegetables, wood, live and white oak, laurel, buckeye, several spring of good water, also reservoir for holding rain water, fenced with 2 strands barbed wire all around, little cross-fencing, small 1 story house, 3 rooms, fair condition, stable to accommodate 4 horses, besides grain, tools, etc., 500 trees, 100 prunes, 100 apple, 75 peach, 50 apricot, balance consist of plums, pears, nectarines, cherries, quince, almonds, a few Mission grape and Muscat vines, about $\frac{1}{2}$ of the trees are 4 years old, some 3 years and balance 2 years, 10 head horses, 3 cows, calves,

pigs, chickens, plows, harrow, harness, wagon, besides various other farming tools and implements, also some household goods, town and P. O. Paraiso Springs, 2 miles distant, Soledad 5 miles, R. R. station. 31

NAPA COUNTY.

\$8,000—63 acres, all hill land, 55 acres tillable, 35 acres under cultivation, enough wood on the place for home use, living spring, water piped to house and stable, 1½-story house of 7 rooms, hard finished, large stable, carriage shed, open shed, henhouse, etc., 1,000 olive trees, 50 young fruit trees various kinds, 32 acres in vines, all in bearing, mostly Zinfandel, Chassellas and Reisling, 2 miles to Rutherford P. O., 1 mile to Bell's station. 2

\$4,300—43 acres rolling land, 1½ miles from Napa, all under cultivation, 15 acres choice vines, 8 acres assorted fruit trees, 4,000 trees in nursery, house of 5 rooms, barn, chicken house, etc., 2 springs, all farm tools. 13

\$1,800—20 acres No. 1 land, 2 miles from town, 7 acres in bearing vines, 2 acres trees, 8 acres in grain. 14

\$3,500—80 acres mountain land, 35 acres under cultivation, 18 acres in vines, 1 acre in fruit, 3 fine springs, house of 4 rooms, good barn, also 1 span horses, wagon, harness and all tools. 15

\$4,500—31 acres choice valley land, 2½ miles from Napa, all under cultivation, fine spring and running water, abundance of wood, about 100 fruit trees, common house and out-buildings. 25

\$1,000—142 acres mountain land, 14 miles from Napa, about 20 acres can be cultivated, abundance of timber, running water, small cabin. 26

\$5,500—56 acres, all under cultivation, 15 acres in vines, family orchard, house, barn, wine cellar and outbuildings, 3 good springs. 28

\$2,650—50 acres good foothill land, 3 miles from Napa, can all be cultivated, under good fence. 29

\$3,600—50 acres, 2½ miles from Napa City, 9 acres in vineyard, 200 fruit trees, 35 acres in hay, balance pasture, good buildings. 31

\$4,500—217 acres hill and valley land, 7 miles from Napa, 25 acres under cultivation, balance timber and pasture, 5 acres in vines, spring water, common house and barn. 32

\$9,500—100 acres valley land, 4½ miles from Napa, all gravelly loam soil, 60 acres in crop, common house and barn, good water, ¼ mile from school. 34

\$4,000—200 acres mountain land, 32 miles from Napa, 20 acres good garden land, family orchard, 40 acres more can be cultivated, balance well timbered, 4 cottages, water piped through the houses, splendid trout stream on place. 35

\$4,500—15½ acres, 2 miles from Napa, 9 acres fruit trees, balance in hay and corn, 2,000

trees in nursery, house of 3 rooms, small barn and wagon shed, etc. 41

\$1,500—A beautiful country home, 10 acres of valley land, 3 miles from Napa, 4 acres in vines, family orchard, good barn. 45

\$3,500—3 acres all in fruit, just outside of city limits, residence of 9 rooms, large barn, chicken-house, wagon shed, etc. 46

\$10,500—73 acres hill and valley land, 20 acres in resistant vines, 22½ acres of orchard, apples, pears, peaches, plums, cherries and quinces, abundance of small fruit, water piped to house and barn, common house of 5 rooms, carriage house and wine cellar, 2 horses, 2 cows, 2 wagons and all farm tools. 47

\$4,000—102 acres of valley land, 2 miles from Napa, 45 acres under cultivation, abundance of spring water and wood. 52

\$2,500—35 acres valley land, 4 miles from Napa, all under cultivation, plenty of living water, all fenced. 58

\$2,250—15 acres, all suitable for cultivation, 7 acres vines and about 90 fruit trees, some blackberries and raspberries, balance for hay and pasture, some wood for use, house, barn and chicken-house, spring and good well, 3 miles from Napa, one-half mile from school. 91

\$2,500—7 35-100 acres in city limits of Napa, good for subdividing into lots. 92

\$3,000—31 acres, 2 miles from Napa, slightly rolling, about 10 acres in vines and 3 acres nice young orchard, house, barn, chicken house, good well, near good school. 93

\$2,600—29 acres, 2½ miles from Napa, 6 acres in vines and orchard just in bearing, 20 acres good hay land or for other purposes, good school. 97

\$4,000—30 acres level land, 2 miles from Napa Soda Springs, land nearly level and all subject to cultivation, about 40 acres now under cultivation, 8 acres vines, family orchard, blackberries, all fenced, several fine springs water, good house of 7 rooms, barn, wine cellar, etc., 2 horses, wagon, 3 cows, 4 head young stock and farm tools included. 99

\$5,000—8 43-100 acres of land, 1 mile from city limits, 5 acres bearing fruit trees, neat cottage of 8 rooms, barn and fruit-house, etc., good well, nice ornamental trees. 100

\$5,500—50 acres valley land, 4 miles from Napa, 1,400 very fine young trees, choicest varieties, house, barn, 2 good wells, near school. 101

\$10,000—92 acres valley land, all under cultivation, 2 acres orchard and garden, good house, 2 barns, granary, good well, all good fruit land, in middle of Napa valley, 3 miles from Napa, will sell 40 or 50 acres with or without improvements, price according to location. 106

\$4,200—32 acres foothill land, 2½ miles from Napa, 15 acres under cultivation, plenty of wood on it for use, spring water in abundance, 4 to 5 acres in vines, family orchard of 80 ch ice fruit trees. 107

\$2,500—10 acres, 6 or 7 acres in vines and fruit, a very neat new cottage, barn, chicken-house, etc., good well, a very neat place, all

good land, cart, harness, 1 horse, cow, chickens, all personal property except household furniture and personal effects. 111

\$6,500—114 acres, 60 acres valley, 54 acres hill, all tillable, plenty wood for family use, 3 living springs of water, all fenced, cottage of 7 rooms, small barn, sheds, etc., family orchard, peaches, plums, pears, cherries, etc., 25 assorted varieties of vines 5 and 6 years old, school 1 mile, Napa $2\frac{1}{2}$ miles depot. 115

\$125 per acre—325 acres valley land, 3 miles north of Napa, all under cultivation, soil rich black loam, well adapted to alfalfa, this tract will be sold as a whole or in subdivisions at \$125 per acre. 116

\$20,000—110 acres valley and hill land, 6 miles north of Napa, 30 acres in prunes, 10 in peaches, 40 in grain, abundance of wood and water, 2 large springs, water piped to house and barn, new house of 13 rooms, with all modern improvements, large barn, carriage house, men's house, etc., granary and chicken-house, also one span mares, 1 saddle horse, 2 cows, 1 farm wagon, family carriage, all farm and orchard tools included. 117

\$2,500—5 acres, just outside city limits, all in bearing fruit, peaches, pears and prunes. 118

\$3,500—200 acres, 30 acres tillable, 10 acres under cultivation, balance of land excellent for vegetables and berries of all kinds, wood oak and pine, everlasting trout stream, water piped to cottages, 4 cottages, 10 rooms, barn, stable, etc., various kinds of fruit in full bearing, blackberries and strawberries, Middletown 6 miles, Calistoga 8 miles, R. R. station. 121

\$13,000—53 acres level land, all under cultivation, wood for domestic use, living spring and living creek runs through the place, with fine fishiug, fenced, all board, cottage of six rooms, large barn, chicken-house, etc., 1,500 French prunes, 1,200 assorted varieties, best peaches, 300 finest varieties plums, all in bearing, 5 years old, $18\frac{1}{2}$ acres vines, Zinfandel, in fine condition and full bearing, school $\frac{1}{2}$ mile, $2\frac{1}{2}$ miles to Napa. 122

PLACER COUNTY.

\$8,500—142 $\frac{1}{2}$ acres all valley all tillable, 75 acres under cultivation, 37 acres in oak timber, water from 5 springs and ditch, all fenced, 2 houses 4 rooms, barn, chicken house and granary, 50 bearing pear trees, 500 peach 3 years old, 15 acres vines, $4\frac{1}{2}$ miles from Rocklin, Roseville and Loomis. 3

\$9,250—370 acres, 130 acres valley, 240 acres table all tillable, 360 acres clear, 10 acres in oak timber, water—2 springs, all fenced, $1\frac{1}{2}$ miles from Rocklin P. O. and railroad station. 4

\$10,000—240 acres of land, 150 acres valley, 90 acres rolling, all tillable, 150 acres clear, 90 acres in oak timber, water from 2 springs, all fenced, small house, shed, chicken house, shed, barn, etc., school $\frac{1}{2}$ mile, Rocklin P. O. and railroad station. 5

\$3,700—80 acres $3\frac{1}{2}$ miles from Loomis or 6 miles from Newcastle, New Bear river ditch runs near place and branch ditch runs to land which irrigates the same, 4 acres vineyard, 4 acres orchard, some berries, 1 horse and wagon, good dwelling of 5 rooms. 9

\$8,000—160 acres of highly improved fruit land, running water the year round from American river ditch, 5 acre vineyard, 5 acre orchard, some berries, 6 acres alfalfa, all fenced, adjoins the famous orange ranch of Drs. Wood and Hawk. 10

\$5,000—240 acres good land $6\frac{1}{2}$ miles from Auburn and 5 miles from Newcastle, small vineyard and orchard, all fenced, good dwelling 4 rooms, 2 living springs, good barn and stable, some stock goes with place: or 120 acres unimproved for \$2,000. 12

\$50 or \$75 per acre—80 acres $\frac{1}{4}$ mile from Loomis station, 10 acre tracts; purchaser can have privilege of buying one or more piece. 17

\$1,800 40 acres No. 1 land only $3\frac{1}{2}$ miles from Penryn, 15 acres cleared, small house and barn. 18

\$40 an acre—160 acres fine grain or fruit land only $3\frac{1}{2}$ miles from Roseville and 15 miles from Sacramento; some fine scattering oaks. 23

\$15,000—80 acres $2\frac{1}{2}$ miles from Newcastle, 3 miles from Penryn; 8 acres vineyard, 43 acres orchard, 3 good horses, dwelling 5 rooms, barn and other fruit houses. This place sold last year \$10,000 worth of fruit to the Newcastle Fruit Company. 28

\$3,500—60 acres finest fruit land in California, and only $2\frac{1}{2}$ miles from Newcastle. 32

\$7,000—40 acres, slightly rolling, all under cultivation, soil red loam, produces citrus fruits, oranges, etc., can all be easily irrigated, fenced with rabbit-proof fence, small family orchard, 37 acres Muscat raisin grapes in full bearing, county road on two sides, surrounded by highly improved places, school 1 mile, P. O. and railroad station 1 mile, Loomis or Penryn. 37

\$12,000—160 acres, 30 acres hill, 140 acres tillable, 100 acres clear, 80 acres under cultivation, 12 acres in alfalfa, plenty of wood, several good springs, all under ditch, 8-wire fence, house of 3 rooms, barn 50x50, 800 prune apple, fig and nut trees, 600 Bartlett pears, 600 Crawford peaches 2, 3 and 4 years old, 30 acres vines 2, 3 and 4 years—Muscat, Tokay Rose of Peru; currants, cultivators, harness, 2 horses, 1 colt, 1 bull, 10 cows, 12 young cattle, school 1 mile, 1 mile to Clipper Gap railroad station. 32

SACRAMENTO CO.

\$17.50 per acre—275 acres unimproved land 7 miles from Latrobe, near Michigan Bar, nearly all tillable. 10

\$50 per acre—400 acres, 8 acres vineyard, 5 orchard, 200 in grain, all tillable and fenced, considerable timber on the land, fine dwelling of 8 rooms, modern improvements, stable, sheds and granary, 4 miles from C. P. R. R. 11

\$6,500--20 acres, all in fruit and vineyard, under the highest state of cultivation, vineyard all foreign vines, produces 4 tons to the acre, fruit of the finest quality, dwelling of 5 rooms, barn, blacksmith shop and tools, Chinese house, 9 windmills, $1\frac{1}{2}$ miles from Floria, well improved. 14

\$200 per acre--60 acres $2\frac{1}{2}$ miles from Sacramento, splendid fruit or vineyard land, all level. 15

\$50 per acre--178 acres 3 miles from Antelope, 3,000 vines, 8 acres of assorted fruits, 80 acres in grain, some good timber, small dwelling, large, new tank house, and plenty of water, can all be irrigated from North Fork of American River ditch. 16

\$65 per acre--384 acres fine fruit or grain land, 8 miles east of Sacramento, or \$75 in subdivisions. 17

400 acres No. 1 fine fruit land, 7 acres in vineyard, 20 acres orchard and 500 walnut trees, 8 lemon trees, 30 fruiting orange trees, 100 bearing olive trees, will produce 15 gallons per tree, worth from \$1 to \$1.50 per gallon, fine house, cost \$6,000, also another good house, 2 large barns, 2 acres licorice root, produces about 10 tons per acre, average 14 cents per pound, located $3\frac{1}{2}$ miles from Brighton and only 9 miles from Sacramento City. 18

\$45 per acre--545 acres good fruit or grain land, and near good market, 6 miles from Newcastle and only 2 miles from Folsom; this land can be easily subdivided, main ditch runs through it in several places. 19

\$1,700--20 acres fine fruit land in Florin fruit district. 21

\$75 to \$100 per acre--300 acres 7 miles from Sacramento, has been subdivided into 10-acre lots, P. O. and daily mail on one corner of tract, 36 acres of the land, with a house and barn that cost \$2,200, will be sold for the low price of \$4,000. 22

\$11,000--80 acres very finest fruit land, only 5 miles from Sacramento, 15 acres vineyard, fine orchard, handsome dwelling, fine barns and windmill, all farming implements complete for carrying on said farm. 23

SAN BENITO COUNTY.

\$60 per acre--163 acres 2 miles north of town, level and fine soil, in the artesian belt, a fine home, fenced. 2

\$40 per acre--486 acres level land, fine soil, living water, well fenced, small house, grain, hay or fruits, $3\frac{1}{2}$ miles from town, railroad depot, postoffice, express office, churches, schools, etc. 3

\$60 per acre--250 acres, well fenced and cross fenced, all level, fully one-third of it sediment, artesian water, will produce grain, alfalfa, fruit or vegetables, 7 miles from town, $\frac{1}{2}$ half mile from school, postoffice, store, etc., improved land adjoining held at from \$100 to \$200 per acre. 3

\$5,000--480 acres land, 30 acres bottom, all rolling, somewhat hilly, 100 acres tillable, 50 acres under cultivation, scattering timber, soil

rich loam, produces cereals, fruits, etc., several thousand cords wood, plenty of water, natural springs, about 8 miles of good fence including boundary and subdivision fences, house of 6 large rooms, good large barn and out-buildings, 1 acre fruit--apples, peaches, apricots, plums; 1 acre vines just into bearing, all table grapes, school $\frac{1}{4}$ mile, P. O. 5 miles, nearly 1,000 acres more untitled land fenced in with this and depending upon this tilled land for water, will keep 200 head of stock and goes with the place at price. 5

\$12,500--179 $\frac{1}{4}$ acres, 169 $\frac{3}{4}$ acres valley and bottom, 10 acres rolling, all under cultivation, produces cereals and fruits, plenty of wood and water, good picket fences, 2-story house, good barn, grauary and out-buildings, family orchard of 2 acres choice varieties, school $1\frac{1}{4}$ miles, Hollister $1\frac{1}{4}$ miles, nearest town, P. O. and railroad station. 6

\$60,000--1,220 acres of valley land, 800 acres bottom, 420 rolling, all under cultivation, soil heavy sandy loam, produces wheat and barley, produced \$20,000 in one season, water in wells, all fenced, 2 dwellings, 2 barns and granary, all the farming utensils and implements, school $1\frac{1}{2}$ miles, nearest town and R. R. $1\frac{1}{2}$ miles, Tres Pinos. 7

\$16,500--1,200 acres, 160 acres valley, 160 acres bottom, 200 acres rolling, 840 acres hill, 360 acres tillable, all clear, 160 acres under cultivation, good black loam, the productions are grain, hay, fruits and vegetables, is suitable for subdivision, plenty wood, plenty living streams and springs, well at house, picket fences, post and wire, all first-class, first-rate dwelling house of 7 rooms and pantry and bath, 100 trees in bearing, choice varieties, and 125 choice vines, table varieties for family use, 75 head good stock cattle and farming implements, school, store, postoffice, hotel, blacksmith-shop $2\frac{1}{2}$ miles away, daily mail except Sundays, perfect title on 471 acres, balance R. R. land and unoccupied government land. 8

\$4,000--15 acres bottom, all under cultivation, alfalfa pasture, choice black loam soil, productive vegetables, fruits or anything desired, water plentiful, good fences, a fine new hard-finished house, 6 rooms and bath, all modern conveniences, good barn, chicken-house and out-houses, 70 choice varieties fruit trees, for family use, all in bearing, 25 to 30 choice vines of table grapes for family use, plenty of strawberries, 6 cows, 2 horses, 1 wagon and 1 cart, double and single harness, 1 plow, 1 harrow and small tools, school $\frac{1}{2}$ mile, town and P. O. San Felipe, $1\frac{1}{2}$ miles, Hollister 7 miles, R. R. station. 9

\$60 per acre--158 acres of fine rich level land, 3 miles from Hollister, right in the artesian belt and within $\frac{1}{2}$ mile of the irrigating ditch now being constructed, none of the adjoining farms can be bought for less than \$90 per acre, good house, barn, etc., well fenced. 10

\$35 per acre--450 acres adjoining the town of Tres Pinos, nearly all level, all under cultivation, will come into demand as town property a little later, good house, barn, etc., now renting for \$750 cash rent in advance, which lease can be continued for 2 years longer if desired. 11

\$35 per acre—160 acres, 11 miles from Hollister, all under cultivation except 30 acres, slightly rolling but nearly all rich choice land, a fine sandstone ledge on one corner of the place, good small house, barn, outhouses, etc., 2 or 3 wells and several fine never-failing springs. 12

\$37,500—1,070 acres of choice farming, fruit, vegetable and pasture land, adjoining and extending into the celebrated San Juan Valley, 4 miles from county seat and railroad depot, stream of running water through center of tract and 4 or 5 large springs, fine dwelling, cost \$3,000, 3 barns and outhouses costing \$4,000, fenced all around and division fence worth \$2,500, 2,500 almond trees, 900 fruit trees, comprising plums, pears, apricots and peaches, house, barn and corrals furnished with water from a large spring, piped all round where wanted, 500 acres good plow land, 300 acres of good fruit and grape land, will grow oranges, lemons or any tropical fruit. 13

\$5,500—1,280 acres, a fine general farm and stock ranch, with some very choice pieces of level land, plenty of water and timber of all kinds, good house, barn, sheds and outhouses, all fine soil, well adapted to fruit and vine growing, as well as for dairy and general farming, schoolhouse and postoffice in the immediate vicinity, 480 acres titled land, 800 to 1,000 of government land and R. R. reservation. 14

\$6,500—1,600 acres, a magnificent farm, good 5-room house, good barn, 80x30, and shed alongside, dairyhouse with good cellar, chicken-house and all necessary outhouses, also 5 other houses scattered over the premises, all fenced with wire and posts or pickets, and part 2-wires and part 4-wires, 2 or 3 subdivisions, about 800 acres choice plow land, balance used for pasturage, an immense amount of timber for firewood, good well and plenty of water in springs in various parts of the ranch, the water from some of which is now piped around for use, well adapted to fruit and vine growing as well as for dairy and general purposes, improvements alone cost over \$4,000, 320 acres titled, 320 acres government and 960 R. R. reservation. 15

100 acres choice fruit, vegetable, berry or grain land, $\frac{1}{4}$ mile from postoffice and public-school near Hollister, will be sold at a very low price in 10-acre tracts, water in abundance, artesian belt, immediate possession. 16

\$50 per acre—160 acres fine rich land, adapted to fruits or grain, fenced, nearly level, house and barn, good well of water, $3\frac{1}{2}$ miles from town, $\frac{1}{2}$ mile from schoolhouse. 17

\$26,000—500 acres in Santa Ana Valley, all fine plow land, a vineyard of 5 acres in full bearing, small family orchard choice varieties, good dwelling-house of 8 rooms, water piped throughout, fine storehouse with cellar underneath, 2 large barns, chicken-houses and outhouses, fenced and cross-fenced, a magnificent home, a profitable investment. 18

\$3,500—17 acres in Chappell's Addition, $\frac{3}{4}$ mile from court-house, will subdivide and sell nicely for town lots if purchaser should desire, 1-story house, barn, granary, 2 chicken-houses, good well and pump, orchard, 110 fruit trees, from 200 to 250 ornamental trees,

all in thriving condition, hog-tight fence all around. 19

\$60 per acre—150 acres of choice level land, 3 miles of county seat, schools, churches, postoffice, R. R. depot, etc., good house, barn and fences; none of the adjoining farms can be purchased for less than \$100 to \$125 per acre. 20

\$5,500—400 acres of choice rolling land, 130 acres in grain and hay, balance in pasture, good house and large barn, sheds, outhouses and corrals, all fenced in good shape, water piped to house from a fine spring, also other springs on the place, a good well, windmill, etc., 125 acres level land, all adapted to fruit, vines; timber for firewood, 2 miles to school, postoffice, store, hotel and blacksmith-shop, title to 240 acres complete, balance possessory. 21

\$3,500—110 acres, good new house, fine barn, fine large orchard in full bearing, 40 acres level land, balance partly rolling and partly hilly, a splendid house, a fine market at the door for everything produced on the place, plenty of water and fine irrigation plant. 22

\$4,500—660 acres, 100 acres level and fine wheat land, balance fine pasture, grape or orchard land, 4 springs, water from one of which is carried in pipes to house, barn and corrals, orchard of 500 trees, principally apricots and figs, vineyard of 4,000 vines, just coming into bearing, all choice varieties; vegetable garden affords vegetables and berries in abundance for family use, good house of 4 rooms, small barn, chicken-houses, outhouses, etc., all well fenced and cross-fenced. 23

\$4,000—160 acres, 10 miles from R. R. station, $\frac{1}{4}$ mile from school and postoffice, good house of 5 rooms, barn, woodshed and other outhouses, good well and also running water on the place, family orchard of 160 trees, choice varieties, also grape vines, 145 acres under cultivation and 100 acres level land, all rich loamy soil. 24

\$8,500—220 acres, 2 miles from town, about 60 acres of level land, balance rolling and hill, all choice and productive, all can be tilled, a good house, barn, blacksmith-shop, men's quarters and all necessary outhouses, 2 or 3 good wells, small family orchard, good fences, etc. 25

\$50 per acre—220 acres, 2 $\frac{1}{2}$ miles east of Hollister, nearly all level, school $\frac{1}{4}$ mile, a good house of 6 rooms and cellar, large barn, granary, blacksmith-shop, wagon and tool shed, chicken-house and all necessary outbuildings, a well of never-failing water and running stream crossing a portion of the land, all well fenced and cross-fenced into 3 fields, a fine home and a profitable farm. 26

\$75 per acre—276 acres nearly level land, $1\frac{1}{2}$ miles from Hollister, choice loamy soil, house, barn and outhouses, fine well, windmill and tank, good fencing, fine drainage, etc.; a fine home and a profitable farm. 27

\$80 per acre—154 acres adjoining town, all fine, rich and level, good house, barn, granary, wagon and tool-house, splendid well of water, windmill, tank, pipes, etc., good fences, a

choice farm for home, good family orchard; cannot be excelled for fruit or grain. 28

\$12,500—470 acres deeded land, together with possessory right to 640 acres railroad land adjoining, a fine 1-story house of 8 rooms, bathroom and pantry, 2 large barns, 24x36 and 36x40, wagon sheds, wash-house, etc., good well of water, 7 acres in alfalfa, water sufficient to irrigate 30 acres if desired, 160 acres level, balance rolling, well fenced and cross-fenced, 2½ miles from school and store, wagons, plows, harrows, seed-sower and all farming implements. 29

\$40 per acre—246 acres choice, rich level land, 2½ miles from Hollister, artesian water at 80 feet or less, a large stream of never-failing water crosses the farm, well fenced on 3 sides, fine dairy, horse or grain farm. 30

\$2,650—20 acres adjoining town, 400 bearing trees, principally French prunes and apricots, 600 young trees just set, a small house, good fence, etc.: a nice home. 31

\$2,400—600 acres in the Gabilan Hills, easily accessible, choice land for tree, vine and olive culture. 32

\$3,500—20 acres of choice land, house, barn, 2 artesian wells, fences, etc., close to schoolhouse. 33

\$3,000—125 acres, 12 miles out, good house, barn, etc., good fences, good well, 80 acres, title perfect, balance R. R. land, 6 miles from R. R. station, 1 mile from postoffice and good school. 34

\$16,000—220 acres, 2½ miles from town, residence of 8 rooms, never-failing wells, wind-mill, tank, pipes, etc., good barn, family orchard, fenced into 5 or 6 good fields, nearly all level. 35

\$3,500—23 acres, about 600 bearing trees, principally French prunes and apricots, good 5-room house with cellar, a good large barn, chicken-house and other outhouses, good fence, etc., a nice little home. 36

\$5,500—480 acres of fine rolling land, good rich soil and nearly all under cultivation, 6 miles from Tres Pinos, good house, barn and fencing, well adapted to fruit, vine or grain raising. 37

SAN MATEO COUNTY.

\$600 per acre—242-100 acres 1½ miles from Menlo Park station, and 1 mile from the Stanford University buildings; on Menlo avenue, nearly opposite the beautiful residence of Mr. Fred Sharon. almost level land, but on an elevated plateau commanding fine views, the tract is supplied with water from the mains of the Menlo Park Water Company, fruits and the most delicate varieties of grapes flourish well in this district. 5

\$8,000—30 acres rolling land, all tillable and clear, 20 acres under cultivation, 10 acres pasture, produces grapes, water from well, good fenced, 1 cabin, 150 fruit trees, assorted vines, 10 acres Crabb's Black Burgundy, 5 acres Mataro, 4 years old, 5 acres Zinfandel, 3 years old, ½ mile school. 6

\$125 per acre—289 acres 25 miles from San Francisco, all gently rolling land except about 40 acres of the hillside, all tillable except about 40 acres, 250 acres cleared and has been under cultivation, good timber on the 40 acres of hill land, soil deep, dark loam, will grow any kind of fruit or cereals, the land is also suitable for subdivision in small tracts, watered by numerous small streams, well fenced into 3 inclosures, common house of 5 or 6 rooms, fair barn, small family orchard, the land has a frontage on Crystal Springs and Belmont county road which is kept in first-class condition at public expense, surroundings are first-class, being within ½ mile of Prof. Ried's Academy and in sight of the Sharon mansion, P. O. and R. R. station 1 mile; this property offers great inducements as a speculation, either to hold in one parcel or to subdivide into small holdings, 9 living springs on the property, and water is piped to the house and barns. 7

\$3,000—27½ acres 20 miles from San Francisco, 12 miles from San Mateo station, house has 4 rooms and commands a fine view of the ocean and the Golden Gate, the entire property is tillable and is now cultivated to wheat, barley and potatoes, barn has a capacity for about 8 to 10 tons of hay, school within a very short distance, a pair of fine brood mares, one 8 years old and the other 9 years old, buggy and harness, farm wagons and poultry, well with 15 feet of water, also supplied by a running stream from a spring which runs the year round. 8

\$15,000—160 acres of land, 30 acres bottom, 130 acres rolling, all under cultivation, soil sandy loam, produces grain and fruit, water from springs and running creek, all fenced (picket), divided into 5 fields, house of 5 rooms, barn 40x40, a family orchard, 50 heifers, school 1 mile (graded), Pescadero is the nearest town and P. O., 1 mile. 9

\$500 per acre—15 acres of beautiful rolling land, 1¼ miles from Redwood City, all under cultivation, 500 fruit trees, apples, pears, peaches, apricots, quinces, nectarines, plums, cherries, crabapples, etc., all kinds of fruits, vegetables and grain are grown to perfection, has a handsome frontage on the road leading from Redwood City to Portola valley, Woodside and Searsville, this highway is sprinkled every day in the summer at public expense, supplied with water from pipes laid to mains of the Menlo Park Water Company, meter measurement at 25 cents per thousand gallons; this tract has been planted along two of its boundaries, the front and north line, with ornamental trees, principally pine and cypress; the frontage, location and surroundings of this property make it a very attractive parcel; owner is engaged in business in San Francisco and makes his home on adjoining land the year round. 13

\$350 per acre—48 acres 2 miles south from Redwood City, fronts the road to Portola valley, Woodside and Searsville; this particular parcel has its frontage on the Alameda de Las Pulgas, a road projected to extend to the Stanford University; 15 acres of valley land, balance is gently rolling, all tillable, clear and under cultivation, a few scattering oak trees, the land is first-class fruit land, is well suited

for subdivision into lots or small acreage property, water supply is piped from mains of the Menlo Water Company and a pipe line crosses the front of this tract, road, one of the best, is well macadamized and practically free from mud in the winter and is sprinkled every day in summer at county expense, school and R. R. station, Redwood City, 2 miles. 14

\$5,500—18 acres of beautiful valley land, at the head of the beautiful Portola valley, 5 miles from Menlo Park station, 6 acres of table land, which is about fifty feet higher than the valley portion, one of the most beautiful natural building sites that could be found, adapted to all kinds of fruits and vegetables, plenty of wood along the creek, which runs through the place, for domestic uses, all fenced, well built barn, not more than a year built, and is used at present as a dwelling house, also another barn which will accommodate two or three horses, carriage and plenty of hay and feed room, there are a few trees and vines of a choice variety, 3 miles to the Leland Stanford University, county road, macadamized, and never gets muddy or impassable. 15

\$125 per acre—100 acres $5\frac{1}{2}$ miles southwest of Menlo Park, $3\frac{1}{2}$ miles from the Stanford University, 30 acres of the land is rolling, balance is an elevated table land nearly level, all under cultivation at the present time except a few spots covered with timber and small brush, a good frontage on the road, and can be divided into two or more places, is in the heart of the fruit and vine country, is timbered generally with scattering oaks and there would be an abundance of wood for household purposes, watered by a never failing stream, the most delicate fruit and plants flourish throughout the year, a good road leads past the property on which it has a frontage of over 500 yards, road leads to Stanford University and Mayfield and is in good order summer and winter to both, surrounding country is thickly settled, a great many San Franciscans having fine places in the vicinity, Searsville P. O. 2 miles away. 17

\$3,000—160 acres, 25 acres valley land, balance can nearly all be plowed, sufficient supply of timber for fuel, bottom land produces small fruits and is suitable for the growing of anything, small creek rises and flows through the place, fenced, small house of two rooms 10x12 each, 50 colonies of bees, mostly in patent hives, town and P. O. Half Moon Bay, 4 miles distant, 12 miles to San Mateo, R. R. station. 18

\$2,800—60 acres, 12 acres valley land, 42 acres bottom, 30 acres rolling, 18 acres hill, 10 acres tillable, 25 under cultivation, 15 acres redwood timber, brush and oak, soil black loam, produces potatoes, corn and grain, living stream of water through one side, 40 acres inclosed with picket fence, house of 3 rooms, barn 24x30 with 14-foot shed on one side, two chicken houses, 30 fruit trees, assorted kinds, full bearing. 19

\$4,600—11 23-100 acres $1\frac{1}{2}$ miles southwest from Redwood City, all valley, with slight undulations and good elevation, all under cultivation, rich black loam, very fertile soil, grows anything, cereals, fruits, vines, etc., few oak trees about the house, water from Menlo Park

Water Company's mains, meter rates 25 cents per 1,000 gallons, all fenced, 2 story house, 8 rooms, bath, etc., finished down stairs with matched ceilings and lath and plaster, up stairs board partitions, in very good condition, built 4 years, barn 33x30. 60 peach trees, 35 prunes, 45 apricots, 10 cherries, 3 and 4 years old, 8 plums 3 years, 2 almonds, 1 nectarine, 3 crabapples, 38 apples, 37 pears, 2 quince, 1 Japanese persimmon, 10 to 12 English and American walnuts, 80 bearing vines, table varieties, ornamental trees, choice shrubs, flowers, etc., county road to place, sprinkled in summer season, town and R. R. station Redwood City, $1\frac{1}{2}$ miles, 3 miles from Stanford University buildings and the Alameda de Las Pulgas, on which the property fronts, will be opened direct to them. 22

SANTA CLARA CO.

\$400 per acre—14 acres level land, all in French prune trees in full bearing, a few peach and apple trees, new barn, 1 mile from Saratoga, R. R. station is Los Gatos 5 miles, school $\frac{1}{2}$ mile. 2

\$2,800—12 acres, 2 miles west from Los Gatos, 600 trees 6 years old, 200 apricots 5 years, 200 peaches 5 years, 100 pears 4 years, 100 yellow egg plums 5 years, 5-room house, small barn, plenty of water, land rolling. 3

\$3,000 10 acres, $1\frac{1}{2}$ miles from Los Gatos, all in trees 4 years old, apricots, peaches and prunes, level land, in good location. 4

\$3,500—15 acres, 300 trees, apricots and peaches, 2,500 vines 3 and 4 years old, 3 miles north from Los Gatos, rolling land. 5

\$3,600—8 $\frac{1}{2}$ acres, $3\frac{1}{2}$ miles north from Los Gatos, on main county road, small cheap house and barn, all set to trees 4 and 5 years old, apricots, peaches, French prunes, about equally divided. 6

\$5,000—25 acres, 4 miles south of Los Gatos, $7\frac{1}{2}$ acres vines 5 and 6 years old, 8 $\frac{1}{2}$ acres trees 5 and 6 years old, French prunes, peaches, apricots, pears, German prunes, blackberries, currants, figs, etc., 7-room house, barn and chicken-house, an abundance of water. 7

\$5,000—55 acres, about $2\frac{1}{2}$ miles south from Los Gatos, 15 minutes drive from Alma, 10 acres orchard, apples, pears, peaches and prunes, 7 acres in hay, several fine springs, water piped to house, creek flows across one corner, all fenced and cross-fenced, 6-room house, all necessary outbuildings, 2 horses, wagon, chickens, tools, etc. 8

\$5,500—18 acres all in trees, 4 and 5 years old, apricots, peaches, prunes and pears, $1\frac{1}{2}$ miles northwesterly from Los Gatos, good location, land nearly level. 9

\$6,000—Easy terms, 24 acres all set to apricots, peaches and prunes, 2 houses 6 rooms, windmill and tank. 10

\$7,500—10 acres in the town of Los Gatos, 5 minutes' walk from P. O., 6-room cottage, well, windmill and tank, land all set to trees and vines bearing. 11

* \$8,000—58 acres, 1½ miles westerly from Los Gatos, 20 acres in trees and vines bearing, house of 5 rooms, large barn, well, etc., excellent fruit soil, land rolling. 12

\$10,500—46 acres, 1½ miles northwest from Los Gatos, 20 acres trees, pears, apricots, peaches, prunes, French and German about equally divided, 5 acres vines 3 and 5 years old. 13

\$150 per acre in 10-acre tracts, 147 acres fine level land, excellent for peaches, apricots or prunes, only 2 miles from Los Gatos north, will sell 75 acres of above for same price per acre. 14

\$5,600—27 acres fine rolling land, 2 miles westerly from Los Gatos, 21 acres in bearing orchard, apricots and peaches principally, cheap house of 4 rooms, an abundance of water piped to house from living stream, price \$5,600. 17

\$10,000—27½ acres level land, 2 miles from Los Gatos, 15 acres of fruits and vines in full bearing, apricots, peaches and prunes, the larger portion is in prunes, nice house of five rooms, 3,000-gallon tank and windmill, barn, chicken-house and three other outbuildings. 20

\$3,600—12 acres, 2 miles northwest from Los Gatos, 6 acres in bearing peaches and prunes, 6 acres in choice variety of table grapes. 21

\$6,000—24 acres, 1½ miles north from Los Gatos, 14 acres set to apricots, peaches and prunes bearing, a few cherries, house of five rooms, barn, windmill and tank. 22

\$6,000—48 acres, 4 miles south of Los Gatos, about 25 acres improved, balance wood and pasture, 450 Bartlett pears 6 years old, 25 trees assorted, and blackberries, raspberries, strawberries for family use, 9,000 vines 6 and 7 years old, 3,000 vines 2 and 3 years old, wine grapes, cottage of 4 rooms, house for help 18x20, cabin 12x36, water piped on place, few steps from school. 23

\$6,000—24 acres, 1½ miles north of Los Gatos, about 10 acres set to apricots, cherries and prunes bearing, 6 acres vines, wine grapes, 2 houses 4 and 5 rooms, barn, etc., windmill and tank. 24

\$4,000—12¼ acres of land, 3 acres in French prunes, 2 in silver prunes, 2 in apricots, 4 in peaches, about 1¼ acres in cherries, pears, vines, etc., being family orchard, all 4 years old, very finest and latest varieties of choicest fruits, town of Mountain View 3 minutes' walk from R. R. station. 27

\$5,000—20½ acres level land in Cupertino District, on main road, one-half in French prunes 2 years old, balance bearing vines best varieties, good barn, been used in part as dwelling, water piped to barn. 30

\$225 per acre—200 acres level land, 1½ miles from Mountain View station, 40 miles from San Francisco and 10 miles from San Jose, the land fronts two first-class county roads, all under cultivation, first-class fruit land, Menlo Park and the Stanford University on the north, dotted with scattering live oaks, water is had in wells, in parcels of 10 and 20 acres. 33

\$3,500—5 acres of valley land, all under

cultivation, produced \$800 worth of fruit last season, good fence, nice 5-room cottage, barn, together with tools, etc., and furniture, all in bearing prunes, apricots, peaches and cherries, school 1 mile, San Jose 1 mile, place is worth \$5,000. 40

\$7,500—10 acres valley land, all under cultivation, soil fine sediment, a few trees of very choice variety for family use, well water, fenced, good house of 5 rooms, good barn, chicken-house, etc., all planted to apricots, prunes and peaches, 6, 5, 4 and 2 years old, pay 15 per cent on the investment, a few vines for family use, school ½ mile, also the P. O., San Jose, 4 miles. 41

\$125 to \$150 per acre—220 acres, 5½ miles east of San Jose, 150 acres valley land, 40 acres rolling, all under cultivation, soil pure sediment, first-class fruit soil, fenced, 10 and 20-acre lots, school 1 mile, Evergreen 1 mile away, San Jose R. R. station 5 miles. 43

\$8,500—7½ acres of valley land, all under cultivation, paid 12 per cent on \$8,500 last season, water in abundance, good fences, nice cottage house surrounded with choice garden of flowers, orange trees, etc., cherries, apricots, peaches and prunes, barn and all farming implements, school 1 mile, San Jose 2 miles, ½ mile to street car. 49

\$30 per acre—635 acres, 300 acres tillable, 14 acres of orchard, 200 peach 3 years, 200 prunes 3 years, balance pears, apples, quinces, etc., 2,000 cords of oak wood, 5 springs of water, house of 9 rooms, 1 barn 60x60, 1 barn 40x50, 2 small houses, dairy-house, etc., other outbuildings, 3 miles from R. R. station. 67

\$3,000—7 acres of valley land, all tillable, 5 acres under cultivation, water from well 125 feet deep, new windmill and tank, all fenced, 2-story house of 6 rooms, new barn, 400 French prunes, few peaches, apricots, silver prunes, apples and vines, trees 4 years old, school ¾ mile, P. O. and R. R. 1¼ miles, Los Gatos. 86

\$10,000—24 acres, 8 acres in full bearing orchard and vines, good house of 9 rooms, all hard finished, brick cellar, barn, outhouses, chicken yard, etc., a very beautiful home, adjoining town of Santa Clara. 93

\$4,750—10 acres valley land, all under cultivation, 1,150 prunes, 700 silver, 300 Bulgarian, 100 French, 50 assorted trees, family orchard, 3 blocks from Mountain View. 96

\$2,600—5 acres valley land, new cottage 5 or 6 rooms, cost about \$1,000, stable, shed, etc., about 500 6-year-old apricots loaded full with fruit, vines 40 or 50 for family use, 1 mile to school, P. O. and R. R. station ¾ mile, Lawrence. 97

\$400 per acre—50 acres, strawberries of a superior quality are now grown upon it, artesian well 600 feet deep, which flows enough water to irrigate 15 to 20 acres of strawberries, or will irrigate the whole 50 acres for fruit, cottage of 7 or 8 rooms, windmill and tankhouse, cost \$800, barn and outhouses, 1 mile from the Stanford University, there is at present about 6 or 7 acres in strawberries, a nursery of 2,000 or 3,000 trees 1 and 2 years old, small family orchard. 98

\$3,700—10 acres, $5\frac{1}{2}$ miles from town, all level, 5 acres in French prunes 6 years old in full bearing, 4 acres apricots and peaches 1 year old, first-class soil, a good paying place and a bargain. 100

\$1,500—5 acres unimproved, $3\frac{1}{2}$ miles from town, on a good corner just off Alum Rock avenue, fine orchard adjoining. 101

\$125 per acre—20 acres, 3 miles west of Santa Clara, all in bearing fruit trees 5 years old, 790 French prunes, 294 apricots, 300 cherries, 400 silver prunes, 150 Salway peaches, fine fruit soil. 102

\$160 per acre—40½ acres foothill land in the celebrated Cupertino district, 9 miles west of town and overlooking the valley, 1,500 French prunes 1 year old, 500 same variety just set out, 6 acres full bearing grapes, land can nearly all be cultivated, living water. 103

\$450 per acre—A sure thing, $14\frac{1}{2}$ acres of prunes and apricots 6 and 7 years old, big crop this year, profitable investment, $5\frac{1}{2}$ miles out, Saratoga ave. 104

\$275 per acre—46 acres beautifully located, cottage of 5 rooms, 2 barns, living spring, tank, 3 acres of fine bearing fruit, 12 acres in bearing vines, 10 acres in French prunes, 4 acres in apricots and silver prunes, 15 acres meadow and pasture. 105

\$100 per acre—60 acres in bearing prunes, apricots and grapes, 3 miles from San Jose, this is a beautiful and profitable orchard in the choicest locality. 106

\$125 and \$160 per acre—10 and 20-acre tracts, the best prune land in the valley for the money. 107

\$1,900—5-acre tracts, $2\frac{1}{2}$ miles from San Jose, on a popular drive, choice fruit land, across the road (graded), school and blacksmith shop. 108

\$239 per acre— $18\frac{3}{4}$ acres of the Pala Rancho, adjoining Alum Rock ave. 109

\$5,500—8 93-100 acres all in bearing orchard, one-half prunes, balance in apricots, peaches and family orchard, $3\frac{1}{2}$ miles west of town, a fine orchard elegantly located. 110

\$2,000— $5\frac{1}{4}$ acres full bearing fruit, French prunes and apricots, 1 mile from Los Gatos, no buildings. 111

\$80 per acre—160 acres of good fruit or farming land at Madrone station, 18 miles from San Jose, hotel and good outbuildings on property. 112

\$6,500—10 acres near Berryessa, $4\frac{1}{2}$ miles from San Jose, 6 acres full bearing prunes, apricots, peaches and varieties, 4 acres prunes and apricots 2 years old, small house, barn, well and chicken-house, terms easy. 113

\$150 per acre—203 acres of No. 1 land, $5\frac{1}{2}$ miles from San Jose, 1 mile from R. R. station, house of 6 rooms, barn that cost \$3,000 to build, splendid well, windmill and tank, granary and other outbuildings, live oak grove of 25 acres. 114

\$8,500— $7\frac{1}{2}$ acres in full bearing fruit, prunes, apricots, cherries, etc., 6-room cottage in good condition, barn, windmill and tank, 3 miles from the Postoffice, has some orange trees in full bearing, also Japanese persimmons and

other fine fruit for family use, will pay a handsome profit on the investment. 115

\$70 per acre—40 to 50 acres rolling hills, 7 miles east of San Jose, can nearly all be cultivated and is fine fruit or vine land, good orchard and vineyard adjoining. 116

\$500 per acre— $14\frac{1}{2}$ acres, principally French prunes, in full bearing, $5\frac{1}{2}$ miles from town, near Postoffice, school and church. 117

\$8,000—13 acres, $\frac{1}{4}$ mile from city limits, 11 acres in full bearing fruit 6 years old, prunes, apricots, peaches and cherries, $1\frac{1}{2}$ acres in meadow, new cottage house of 6 rooms, bath, etc., barn and well, big crop now on the trees. 118

\$3,600—12 acres of fruit 3 years old, one-half mile from town, will be in bearing next year (1891), consisting of prunes, apricots and peaches, all in first-class condition, this place is finely located and is a bargain, beautiful oaks, fine place for building. 120

\$200 per acre—16 acres, $\frac{1}{2}$ mile from depot, on Castro avenue, good soil for fruit, will sell in lots to suit from 6 acres up. 121

\$3,500—10 acres on Castro avenue, 275 fruit trees 3 years old, house, barn, well, etc., improvements insured for \$1,400, premium paid for 5 years, $\frac{1}{4}$ mile from town. 122

\$13,000—66¾ acres $2\frac{1}{2}$ miles from Mountain View, near the foothills, perfectly level and a first-class fruit soil, house of 7 rooms, barn, tank, windmill, family orchard, etc., all fenced. 123

\$8,500—36 acres, $2\frac{1}{2}$ miles from town, in the warm belt, perfectly level and first quality fruit soil, house of 6 rooms, barn, laundry, chicken-houses, tankhouse, nicely finished, tank of 60,000 gallons, windmill, etc., good water, family orchard with all varieties of fine fruit, 5 acres of apricots, a fine garden containing all varieties of roses, magnificent oaks around the house, one of the prettiest places in this section. 124

\$1,250—5 acres of land on Castro avenue, unimproved, fine fruit soil, slightly location, 10 beautiful oak trees, surrounded by first-class orchards and improvements. 125

\$10,000—12 63-100 acres in town, about 5 minutes' walk from the depot, in a fine location, house of 5 rooms, basement and bath, hot and cold water, hard finished, chicken-houses, barn, well 80 feet deep, tank of 4,000 gallons and good windmill, 1,300 trees in following varieties: 550 French prunes, 350 Royal apricots, 350 Royal Ann cherries, 50 trees of assorted fruits for family use, $\frac{1}{2}$ acre of grapes, income not less than \$900, improvements on place cost \$3,300. 126

\$13,000—25½ acres of improved land, $1\frac{1}{2}$ miles from Mountain View, on the county road, only a few minutes' drive from the Stanford University, 12 acres of 3-year-old prune trees in first-class condition, house of 7 rooms, bath and pantry, hard finished, tankhouse, well fine water, place fenced and 3 fields, fine oak trees around house and barn, this place has an exceptionally fine location and the improvements are of the best. 127

\$1,850—9¼ acres, 2½ miles from town on road, 1,800 vines in bearing, partly fenced, no other improvements, a bargain. 128

\$7,500—30¼ acres, 2½ miles from Alma station, fruit ranch, 4 mineral springs, 2 full bearing apricot orchards, about 400 trees of the finest kinds, 6-year-old vineyard of the choicest table grapes, about the house there are over 100 assorted fruit trees, prunes, plums, peaches, apples, pears, etc., 6-acre vineyard planted last spring, a part in 2-year-old vines, in all 4,484 vines, Rose of Peru 725, Muscat 300, Tokay 779, Black Muscat 1,000, Verdal 665, White Mallaca 465, Seedless Sultana 54, Large Bloom 396, assorted 100, there is a fresh orchard of the finest kind of fruit trees, all can be plowed, in a fine state of cultivation, living spring of water piped to the house and all over the ground, also a creek of running water the year round all through the ranch, 2 fountains, a lovely grove, house of 7 rooms, 1 very large, which could be made into 4 rooms, large barn, chicken-house, cow shed, etc., it could be made a good summer resort. 129

\$6,500—40½ acres, 2 acres bottom, 38½ rolling, all tillable, 15 under cultivation, scattering oak, madrone, redwood, some fir, spring and living stream, water piped to house, all fenced, house 8 rooms, good condition, barn and wagon shed, 800 trees 2 and 3 years old, 150 peach, 150 French prunes, 150 pear, 50 cherry, 30 apples, few apricots, 1½ acres table grapes, best varieties, 2 cows, wagon and cart, 3 plows, harrow, cultivator, school one-half mile, 1¼ miles to Alma P. O. and R. R. station. 130

\$150 per acre—80 acres valley land, all under cultivation, sediment loam, produces fruits of all kinds, will pay \$4,000 net this year, can be subdivided into 10 or 20-acre tracts, well, windmill and tank, all fenced, good barn, 30 acres peaches, silver and French prunes, cherries, mostly in bearing, 50 acres vines, 2,500 White Muscat table grapes, balance Zinfandel, Grenache, Matero, all in full bearing, all farming implements for use on the place, school ¾ mile, Mountain View 4 miles, P. O. and R. R. station. 131

\$4,200—10 acres 5 miles from town, all bottom land, 6 acres in bearing orchard, house, etc. 8

\$13,250—100 acres 3 miles from town, choice fruit land, 350 apple trees, house, 2 barns, dairy house, etc. 9

\$4,960—120 acres 7 miles from town, first-class fruit land, house, barn, etc., 200 fruit trees 3 years old. 10

\$6,000—15¼ acres good fruit and vine land, 1,000,000 feet of redwood timber and 5,000 cords of oak and madrone standing on tract, 1,000 choice fruit trees 4 years old, all well fenced, an abundance of pure mountain water, fine trout stream through place, good house. 11

\$7,700—140 acres 5 miles from town, well fenced and watered, good house and barn, water piped to both, as fine land for fruit as there is in the State. 12

\$7,500—50 acres 6 miles from town, 2-story house of 11 rooms, hard finished, barn, wagon, house, shed, etc., water piped to both, 4 good springs, 1,600 fruit trees bearing. 13

\$9,760—122 acres 5 miles from town, 35 acres fine bottom land, 25 acres rolling hills, cleared, 62 acres heavy wood land, several very fine springs on the premises, will sell one-half at same price per acre. 14

\$11,600—28 acres, house of 7 rooms, barn, windmill and grauary, small orchard in bearing, first-class land. 15

\$17,500—230 acres on Soquel Creek, 75 acres bottom land, balance hill, fine stock or dairy ranch or fruit land. 16

\$18,000—30 acres choice valley land ½ mile from town, good house and barn, 7½ acres in raspberries, 16½ acres in strawberries, 1,000 Silver prunes, 800 apples, 225 cherry trees, all well fenced. 17

\$20,000—323 acres, 100 acres choice bottom land, balance rolling, all can be cultivated, good house of 8 rooms, barn, etc., water, tank and windmill, orchard of 1,000 fruit trees, different varieties. 18

\$24,000—160 acres 3 miles from town, 100 acres choice bottom land, balance fine table land, house and 2 barns, 2 fine springs, as good land as in the State. 19

\$16,000—60 acres 7 miles from Watsonville, good churches and schools, daily mail, etc., 20 acres in bearing vines, Burgundy, Riesling, Zinfandel, Black Malvoise; will make 15,000 gallons wine this season and yield large quantity of table grapes, 30 acres of apples, apricots, peaches and French prunes, nice cottage of 9 rooms and bath, wine house and cellar and milk house, good stable for 18 head horses, nice lagoon and fine trout stream through the place, will sell as a whole or subdivide. 20

\$65 per acre—240 acres, 60 acres bottom land, 25 acres wood land, balance rolling hills, good house, 7 rooms, barn, etc., 2,000 fruit trees 2 to 4 years old, finely fenced and several nice springs, 7 miles from Watsonville. 21

\$100 per acre—245 acres, 60 acres choice bottom land, balance rolling, about all can be cultivated, 25 acres No. 1 orchard, 1,500 trees full bearing, 1,500 5 years old, 300 bearing

SANTA CRUZ COUNTY.

\$3,750—103 acres good farming, fruit or vineyard land 5 miles from Watsonville, house of 6 rooms, and stable, well fenced and watered, near small lake abounding in fish. 4

\$65 per acre—217 acres of nice farming land 2 miles from Watsonville, nicely improved, good house, barn and outbuildings, nice young orchard in bearing, watered by numerous springs, water piped to house. 5

\$3,000—46 acres 8 miles from town, choice fruit land, 1,200 fruit trees and bearing orange trees, house and barn. 6

\$3,500—44 acres ½ mile from depot, house of 15 rooms, barn, granary, etc., good water, 8 acres in orchard, and 15 bottom, balance rolling land. 7

vines, well fenced, in 10 fields, nice house, 11 rooms, first-class barn, apple house and packing house and first-class water, good fruit, corn or sugar-beet land, schools and church, about 6 miles from Watsonville, will pay 12 per cent interest. 22

\$9,500—56 acres, mostly rolling land, with some choice bottom, good house, barn, etc., well fenced and watered, 2,300 peach trees 4 years old, 900 apple trees 4 and 6 years, 300 Bartlett pear trees 3 years old, 100 cherry trees 6 years old, also a variety of persimmons, oranges, walnuts and chestnuts, all in first-class condition, 6 miles from Watsonville, good school and church. 23

\$125 per acre—110 acres 3 miles from Watsonville, 40 acres choice bottom land for sugar beets, balance second bottom and choice apple land, will subdivide in 5 or 10 acre tracts, all well fenced and water piped to the place. 24

\$4,500—101 acres 7 miles from Watsonville, 10 acres bottom land, balance rolling, well fenced and watered, house and barn, 300 bearing apple trees, A No. 1 fruit or vine land. 25

\$60 per acre—20 acres rolling land, with small orchard and plenty of water, 5 miles from Watsonville, No. 1 fruit land. 26

\$200 per acre—100 acres choice sugar beet land, 2½ miles from Sugar Mill, all fenced, will subdivide, will net 15 per cent. 27

\$2,800—21 acres, rolling or hill land, 10 acres in orchard, ½ mile from Corralitos, good house, barn, granary, etc., well fenced and watered. 28

\$55 per acre—247 acres fine farming or fruit land, mostly rolling, all well fenced and good water, stream on the place, would make a good small dairy, house, barn, etc. 29

\$8,050—66 acres 2 miles from Corralitos, 3 horses, wagon, harness, 1 cow, 1 yearling, 1 calf, ducks, chickens, turkeys, bees, etc., also furniture and farming tools necessary to run the place, 1,900 bearing trees and 400 1 and 2 years old, all choice varieties, good springs and fine trout stream, good house and barn, and well fenced, nice home. 30

\$9,000—124 87-100 acres of land, 6½ miles Santa Cruz city, 45 acres rolling, 35 acres in timber, 90 acres tillable, 40 acres under cultivation, soil black sandy loam and light sandy loam, produces hay, corn, fruits of all kinds, wood, redwood, oak, madrone, abundance of water, 3 living springs, fenced and cross-fenced, 2-story house of 5 rooms, in good condition, barn, chicken house, work shop, fruit—700 apples (mostly winter), 150 pears, 40 peaches, apricots, cherries, plums, prunes, oranges, olives, walnuts, variety, 9,000 vines from 5 to 15 years, 650 Verdal, remainder choice grapes, 2 horses, spring wagon, complete set of farming tools, P. O., town and R. R. station, Glenwood, 4½ miles. 38

the tract recently purchased by the Southern Pacific Company, about 5 acres in bearing fruit and vines, mostly French prunes and plums, good house, barn, well, etc., value of improvements \$2,000. 7

\$1,000—160 acres, 100 acres valley, 140 acres tillable, 15 acres under cultivation, 145 acres in timber, soil fine for fruit and vines, plenty of wood and water, small house, P. O. and R. R. station 7 miles. 8

\$50 per acre—80 acres level, 70 acres tillable, 50 acres under cultivation, 30 acres in timber, red soil, produces corn, potatoes and vegetables; wood, pine and live oak; water, Igo Ditch, irrigating ditches all made, cistern 10 feet deep; rabbit-proof fence around 50 acres, house cost \$700, 240 fruit trees, mostly peaches, prunes, 70 pears, 30 apples, 24 apricots, 3,000 vines, 1,200 blackberry vines, 350 2 years old, rest 1 year, farm tools, grindstone, plows, small tools, harrow, etc., school 1 mile, 7 miles R. R. station. 12

\$2,500—160 acres, 12 miles from Anderson, No. 1 fruit land, 100 acres creek bottom, balance rolling, 8 acres inclosed with picket fence and set to grape vines and trees, running water, small house and stable, good well with pump, ¼ mile from school, a good outside range for stock. 13

\$5,500—400 acres, all fenced into 3 fields, 3 large and several small springs, land is creek bottom and rolling, 200 acres in cultivation, house of 10 rooms and barn, no better stock ranch of the size than this, neighbors close and school handy. 14

\$20 per acre—480 acres, 10 miles from Cottonwood, all level except 80 acres and all under fence, mostly new, all tillable, 360 acres now under cultivation, soil deep, sandy loam, very productive, is particularly adapted to the growth of all varieties of fruits, nuts and vines, house of 4 or 5 rooms, barn and other outbuildings, good family orchard and vineyard, now in bearing, 3 good wells of water. 16

110 acres valley land, 90 acres tillable, 20 acres in timber, 35 acres pasture, soil sandy, gravelly loam, wood oak, etc., 35 acres fenced, Cottonwood Valley, surrounded by orchards, school, town and P. O., Cottonwood 1 mile. 17

\$2,500—160 acres, 40 acres rolling, 120 acres tillable, soil red and gravelly, in Cottonwood Valley, oak wood, water in wells, fronts ¾ mile on county road, school, town P. O. and R. R. station is Cottonwood, 4 miles. 18

\$1,800—60 acres, all valley, second bottom, 60 acres tillable, 20 acres under cultivation, 30 acres in timber, soil gray, sandy loam, produces grain, hay, fruit; timber, oak, manzanita; water in wells, fenced, school 10 rods, Cottonwood 6 miles, nearest town and R. R. station. 19

480 acres—400 acres valley, 80 acres rolling, all tillable, soil light, sandy, gravelly loam, produces grain, hay, fruit, vines, oak wood, water from 2 wells, 400 acres fenced and cross-fenced, 80 acres rolling not fenced, 2 1-story houses, 3 rooms in poor condition, also 2 barns, 5 acres 4-year-old apple, pear, plum and peach trees, a few hundred grapes, mower,

SHASTA COUNTY.

\$4,000—20 acres richest sediment bottom land, ½ mile from Anderson and adjoining

cultivator, iron rake, 2 plows, school at corner of farm, town, P. O. and R. R. station Cottonwood. 20

1,200 acres--200 acres valley, 100 acres rolling, nearly all tillable, 300 acres clear, 900 acres in timber, soil red, gravelly, produces fruit and vines, oak wood, 1 well 40 feet, 1-story house of 4 rooms, school on land, Cottonwood, 6 miles, is the nearest P. O. and R. R. station. 21

\$6 50 per acre--160 acres valley land, 4 acres bottom, all tillable, 120 acres clear, 40 in timber, produces fruits, vines and grains, white oak, well of fine water, 4 acres fenced, 1-story house of 2 rooms, 2 chicken-houses, $\frac{1}{2}$ mile to school, town, P. O. and R. R. station Anderson $4\frac{1}{2}$ miles. 22

SOLANO COUNTY.

\$60 per acre--320 acres rich level loam soil, all under cultivation, good farmhouse, barn and outhouses, complete family orchard and vineyard in full bearing, schools, churches, neighbors. 2

\$16,000--60 acres orchard, in the Elmira and Vacaville fruit belt, all first-class level land, 2-story 7-room house, large barn, outbuildings, 2 wells, 50 acres choice bearing vineyard, 10 acres bearing apricots, 5 acres pears, 5 acres French prunes, 2 rows of fig and cherry trees across the whole ranch, 1 span workhorses and harness, all farm tools, etc., go with the place for cash, a beautiful and profitable home, $1\frac{1}{2}$ miles from depot, owner is 70 years old and wants to quit ranch labors. 3

\$11,000--80 acres, $1\frac{1}{2}$ miles from railroad depot, 4 miles from Dixon, all rich level soil, well fenced, good 6-room house, cellar, large barn and outbuildings, wells and pumps, all in first-class order, 30 acres in full bearing vineyard, Zinfandel and a few other varieties, 4 acres assorted orchard full bearing, some personal property goes with the place, paid \$2,500 over all expenses last crop and will pay more this year, a beautiful home. 4

\$85,000--161 $\frac{1}{2}$ acres fruit ranch, $4\frac{1}{2}$ miles north of Vacaville, all rolling hill land, in the best and earliest fruit belt, all fenced, good board and post fencing, new residence of 7 rooms, hard finished, hot and cold water, bathroom all complete, modern built, good barn, outhouses, 130 acres orchard and vineyard, 70 acres full bearing vineyard, 60 acres orchard, peaches, pears, plums, figs, apricots, oranges full bearing and about 2,000 young orchard of peaches, apricots, planted last winter, all farm tools, 3 wagons, fruit boxes, 6 horses and harness, all go with place, everything in perfect order, school 1 mile. 5

\$8,500--160 acres, 2 miles to town, boat landing and shipping point to city, all rich level valley land, all fenced and cross-fenced, good 6-room farmhouse, large barn, henhouse, outhouses, 2 wells, windmill, owner is a widow, who owns 160 acres, home place adjoining, she wants to sell as she is not able to look after both farms. 6

\$400 per acre--21 65-100 acres in the earliest valley district, soil very deep loam, all in shipping grapes, $\frac{2}{3}$ on resistant stock 4 years old, $\frac{1}{2}$ 7 years old, this property adjoins the cele-

brated vineyard of Senator L. W. Buck, who has netted as high as \$1,000 per acre, finest kind of land for oranges. 8

\$25 per acre--1,440 acres valley and bottom land, all tillable, produces 40 to 50 bushels barley to the acre, plenty of water in wells, all fenced, house of 5 or 6 rooms and barn, good county roads, P. O. and R. R. Dixon, 12 miles, 5 miles to deep water, Barnhardt's Landing, warehouse, etc., 75 cents per ton to San Francisco. 9

SONOMA COUNTY.

\$50 per acre--295 acres $1\frac{1}{4}$ miles from Lytton Springs, 90 acres under cultivation, 205 acres pasture, soil sandy loam, 205 acres covered with white and black oak, water from a large spring, windmill and tank, all fenced, house of 5 or 6 rooms, barn 20x30, 3 or 4 acres in grapes, farming implements, surroundings first-class, school $\frac{3}{4}$ mile Healdsburg, 2 miles town, R. R. and P. O. 5

\$4,500--14 acres on Sonoma Creek, between towns of Sonoma and El Verano, all level, rich deep loam, produces grapes and vegetables, any kind of fruit can be grown, water from well and Sonoma Creek, a never failing stream, ordinary picket fence, an ordinary dwelling house of 6 rooms, large barn, chicken house, store house and outbuildings, a few fruit trees, from 3 to 6 years old, surrounded by vineyards and orchards, well improved, public school $\frac{3}{4}$ mile, P. O. and R. R. Station is El Verano, $\frac{1}{2}$ mile, Sonoma $\frac{3}{4}$ mile. 10

\$16,000--80 acres, 3 miles from Healdsburg, 20 acres bottom land, balance gently rolling, all under cultivation, nice new cottage of 5 or 6 rooms, bath, stone cellar, workshop with all ordinary tools, large barn, chicken house, etc., 2 fine cows, 20 acres finest kind of bearing fruit trees, consisting of pears, French and silver prunes, peaches, etc., 23 $\frac{1}{2}$ acres Zinfandel vines, $\frac{1}{4}$ mile from Lytton Springs, 1 mile from R. R. Station, will bring in a gross income of at least \$3,000 this year. 18

\$2,500--160 acres, 80 to 90 acres tillable, 50 acres clear, 50 acres under cultivation, 70 acres in timber, soil, dark sandy loam, produces grain, vegetables, about 5 acres in alfalfa, wood, redwood, oak and madrone, living springs and well, about 80 acres fenced into 5 or 6 inclosures, one-story house of 5 rooms, barn 40x42, with sheds, chicken house, etc., family orchard in full bearing--apples principally, with pears, plums, cherries and quinces, wood wagon and some farming implements, $3\frac{1}{2}$ miles to Fort Ross. 21

\$3,000--24 acres 3 miles west of Petaluma, 1, black sandy loam, 3 living springs on site, 6-room cottage, barn, chicken houses, etc., 4 acres in orchard, principally apples and plums, 10 and 12 years old, 1 acre in table grapes. 22

\$1,750--20 acres, good soil, 1 mile west of Petaluma, in fruit district, every acre has been cultivated, plenty of water. 23

\$2,250--10 acres, choicest sandy loam, all under cultivation, 2 acres in choice fruits, and 1 acre in table grapes, house of 5 rooms, barn, etc., good water, 4 miles west of Petaluma. 24

\$1,600—4 acres $2\frac{1}{2}$ miles from Petaluma, a model chicken ranch, fenced into 5 or 6 fields, plenty of water, soil sandy loam, 50 young fruit trees, choice varieties, small house, barn and chicken houses, with place for 4 brooders, incubator, horse, wagon, cart and 400 chickens. 25

\$4,500— $24\frac{1}{2}$ acres, soil, black sandy loam, all under cultivation, 3 miles west of Petaluma, good house of 6 rooms, barn and other outbuildings, 2 acres in fruits, 2 wells good water. 26

\$3,500—15 acres, choicest sandy loam, all under cultivation, $3\frac{1}{2}$ miles west of Petaluma, good barn, good 5-room house, wagon and wood sheds, 7 acres in choice fruit, plenty good water. 27

\$8,000— $38\frac{1}{2}$ acres, very rich sandy loam, 1 mile west of Petaluma, good hard-finished house of 8 rooms and bath, good barn, windmill, tank and chicken houses, 12 acres in choice fruit, full bearing, 12 acres in bearing vineyard, mostly Zinfandel, plenty of good water, with place for 2 horses, 1 cow and farming implements. 8

\$30,000—400 acres, level valley land, 2 miles east of Petaluma, good hard-finished modern dwelling of 10 rooms and bath, 2 large barns (one nearly new), tank house, tank and windmill, dairy house, granary, etc., bearing orchard of 4 acres, living water on place, 80 acres sediment, will produce potatoes, corn and any kind of vegetables, well fenced and cross-fenced. 8

\$30,000—500 acres, 5 miles east of Petaluma, 300 acres upland, 200 acres marsh land, every acre can be plowed except marsh, 2 barns, horse barn 50×70 , in good condition, fair house of 8 rooms, good fence, plenty of water, small family orchard, dairy house, tool house, water piped to house from spring on hill. 30

\$75 per acre—192 acres, splendid valley land, 9 miles west of Petaluma, good frame hard-finished house (nearly new), good barn and other outbuildings, well fenced, plenty of water. 31

\$3,750— $16\frac{1}{2}$ acres, choice sandy loam, $1\frac{1}{2}$ story hard-finished house of 8 rooms, good barn, etc., 3 acres in choice fruits, plenty of water, no waste land, 1 mile west of Petaluma. 32

\$40,000—210 acres Russian River bottom land, 60 acres choice wine grapes, 3 large springs, water piped to house, 2 large houses, with barns and other outbuildings; this would make two very desirable homes. 33

\$150 per acre—113 acres Russian River bottom lands, 21 acres in full bearing vines, good family orchard, house of 8 rooms, large barn and sheds, school adjoins ranch. 34

\$26,000—125 acres, 3 miles from town, 40 acres of rich bottom land, 20 acres in choice varieties of fruit, about 25 acres in wine grapes, good house of 8 rooms, excellent outbuildings, 3 fine fish ponds well stocked, a fine fruit dryer is included. 35

\$5,500—40 acres fruit land, 20 acres of choice vines, small orchard, new house and barn, $2\frac{1}{2}$ miles from town, convenient to school, fine spring of water. 36

\$8,000—50 acres bottom land, 11 acres in vineyard, 2 acres orchard, balance corn, plain house, good barn and sheds. 27

\$24,000—100 acres Russian River bottom land, 25 acres in full bearing wine grapes of best varieties, 20 acres in choice fruit, balance in corn and alfalfa, good house and outbuildings. 38

\$12,000—320 acres deeded land, 1,000 possessory, fenced in 4 fields, 2 good houses, 20 acres choice bearing vines, orchard, water piped to house from a fine spring, \$2,500 worth of horses, cattle and sheep, also farming implements go with the ranch. 39

\$9,000—590 acres, all choice fruit and grain lands, well fenced and watered, large orchard, good buildings of all kinds. 40

\$25,000—900 acres stock, grain and fruit ranch, fenced in 7 fields, good buildings, never failing trout stream near the house, 6 acres orchard; 500 acres could be cultivated. 41

\$16,000 hotel property, including 20 acres rich land, 24 rooms, all well furnished, bar and billiard room, dancing hall and shooting gallery, fine large barns, windmill and tank, everything in first-class order, new hack for running to the train included. 42

\$15,000—1500 acres stock and fruit ranch, fine lot of redwood timber, all well fenced and watered, good buildings. 43

\$14,000—55 acres, 35 acres in vines and fruit, a nice 2-story house, windmill, good barn, all the personal property. 44

\$8,500—47 acres bottom land, 7 acres of choice wine grapes, in full bearing $4\frac{1}{2}$ acres in fine fruit, new house of 8 rooms, and a new barn. 45

\$7,000—51 acres good fruit and vine land, $\frac{1}{4}$ mile from station, 2000 fruit trees, 2 and 3 years old, 5 acres of vineyard, a new house, windmill and tank, and several outbuildings, some personal property. 46

\$35,000—3000 acres stock ranch, under good fence, 2000 sheep, is well located for railroad, adjoins a thriving town. 47

\$40,000—240 acres, 65 acres in vines, 25 acres in choice fruit, balance fine grain or fruit land, nice house of 8 rooms, large barns, all the buildings first-class, well watered by springs, horses, cattle and farming implements. 48

\$150 per acre—70 acres adjoining town, all alfalfa land, comfortable house, good barns and outbuildings. 49

\$12,000—80 acres very rich land, plenty wood and water, bounded by running stream, 8 acres Zinfandel, Gray Rieslings, Johanneberg and Golden Chasselas wines, 2,000 rooted cuttings ready for planting, 7 acres orchard, mostly bearing French prunes, peaches, apples, cherries, pears, figs, almonds, plums, etc., good house of 9 rooms, large barn and other outbuildings, 3 fine horses, 2 single harness, 1 set work harness, and 1 fine set road harness, all in good order, nearly new farm wagon, new 2-seated fine spring wagon, carries 6 grown persons comfortably, cart, 2 new plows, cultivator, harrow, hay rack, clod masher, in fact all tools necessary to work this place, 3 fine cows, good milkers, with all things needed for

making butter, about 140 chickens, old and young, 1 incubator, 120 egg capacity, lots of small tools too numerous to mention. 50

\$11,000—17 acres first-class land, 12 of which is No. 1 Russian River bottom, 5 No. 1 gravelly soil, bard-finished house, 2 stories, 8 rooms, closets in all bedrooms, milk house, woodshed, etc., large barn, will hold 20 tons baled hay, containing harness room, 4 single stalls and 1 box stall, tool room, carriage and wagon house, etc., alfalfa paddocks adjoin the barn, from which 4 tons to the acre can be cut, 7 acres old orchard, finest varieties of fruits, comprising peaches, pears, plums, apricots, apples, prunes, cherries, quinces, etc., all varieties small fruits, blackberries, currants, gooseberries, raspberries, also oranges, Japanese persimmons, Spanish pomegranate, and Italian chestnuts, all in full bearing, small conservatory, beautiful grove of oaks on west side of the house, sheltering it from the warm sun of summer, splendid well water, 3 hydrants, 1 at barn and 2 on opposite sides of the house, and one in conservatory, very strong force, large spring in chicken yard, affording plenty water the year round, will pay 10 per cent interest on the price asked, all necessary tools go with the place. 51

\$150 per acre—152 acres rich bottom land, $\frac{1}{2}$ mile from town and railroad, new 2-story hard-finished house, 9 rooms, large barns and other outbuildings, 28 acres choice wine grapes, 14 acres corn, barns full of hay, 5 good cows, farm wagon, 1 mower, all farming implements. 52

\$10,000—17 $\frac{1}{2}$ acres just out of Healdsburg, about 14 acres bearing vineyard, choice varieties, $\frac{1}{2}$ acres orchard, bearing, $\frac{1}{2}$ acres alfalfa pasture, with good spring, will keep 3 or 4 cows year round, good 2-story house, good barn, splendid well, wine cellar, good building, 15,000 gallons of cooperage, all apparatus for making wine, 1 horse, 1 cow, spring wagon, all implements to work place. 53

\$5,000—8 acres, adjoining Healdsburg, 4 acres orchard, 2 years old, all varieties peaches, apples, pears and plums, 3 acres alfalfa, 1-story house, 5 rooms and closet, hard-finished, good barn for 4 horses and about 10 tons loose hay, all the best of bottom land, windmill, tank, good well, water piped. premises, also gooseberries, raspberries, strawberries, etc. 54

\$18,000—60 acres, $\frac{1}{2}$ mile from R. R. station, 40 acres choice wine grapes, all in bearing, fine 2-story house, good outbuildings, water piped to house and corrals. 55

\$50,000—244 acres, 4 miles northwest of Healdsburg, 130 acres of vineyard, in bearing, about 5 or 10 acres young orchard, comfortable house, 6 large rooms, good basement, pantry, bath, etc., large barn and all necessary outbuildings, new wine cellar, with about 60,000 gallons of cooperage, wine press and all apparatus; the following personal property also included: 7 good work horses and mules, 3 cows, 4 heifers, 2 good farm wagons, driving cart, the whole place enclosed by sound rail and picket fences, plenty of good water, piped to premises, good well, abundance of black oak and other wood. 56

\$12,000—60 acres, 20 acres of vineyard in full bearing, 3 acres old orchard, 2 acres of alfalfa, rest of the land uncultivated, but rich and very fine for fruits, bard-finished house of 10 rooms, fine large barn, costing \$1,000, fine winery of 10,000 gallons capacity, contains 5,000 gallons cooperage, machinery for making wine, etc., wood house, chicken house, large hay sheds and other outbuildings. 57

\$5,000—62 acres, 4 miles of Healdsburg, 2 acres vineyard, about 6 acres orchard, all varieties of fruit, plenty of timber, place well watered, comfortable buildings, 1 cow, 2 horses. 58

\$8,000—160 acres, 9 miles from Healdsburg, on Russian River, 70 acres fine bottom, 50 acres being in corn and potatoes, watered by fine springs, balance good grape land. 59

\$11,000—80 acres in Russian River, $\frac{1}{2}$ miles from Windsor, about 10 acres good bottom land, balance rolling, mostly under cultivation, 15 acres, more or less, of vineyard, comprising good wine and table grapes, about 2 acres orchard, the trees are all in bearing, the vines are from 6 to 12 years old, cottage of 5 rooms, fair barn and necessary outbuildings, well of good water and running stream all the year, plenty of timber on the place, good picket fence. 60

\$40,000—250 acres, $\frac{1}{2}$ mile from R. R. station, 100 acres in full bearing vines and fruits, never failing spring of water, sending stream through the premises, whole place can be cultivated, 2 fair houses, barn, etc. 61

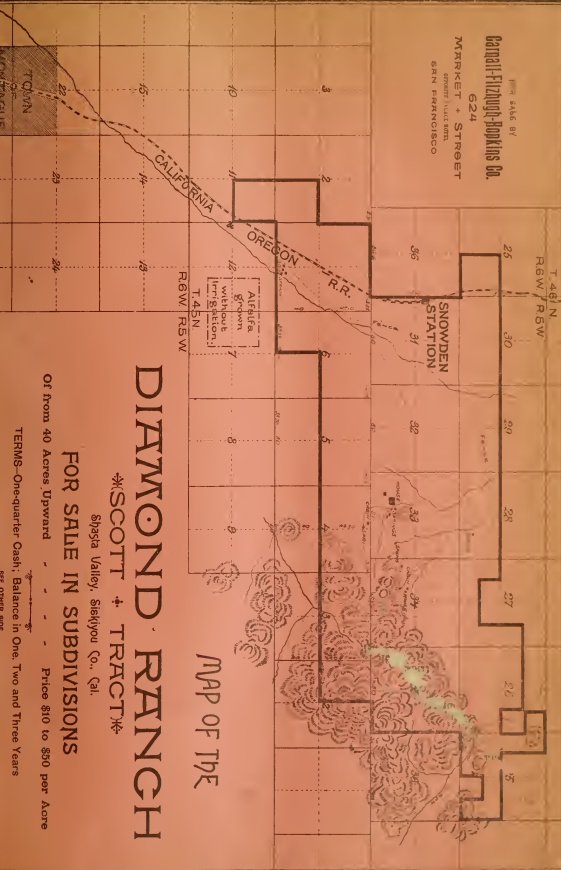
\$16,000—16 acres, 2,000 trees, bearing peaches, Bartlett pears, yellow egg plums, Coe's Golden Drop plums and French prunes (600), all Russian River bottom lands, 20 to 25 feet deep, house of 6 hard-finished rooms, beside store rooms, fair barn, shed for wagons, etc., place inclosed with good picket fence, $\frac{1}{2}$ mile from Healdsburg depot, good house, 2 wagons, plows, harness, 1 good cow and everything needed on place. 62

\$4,000—5 acres, slightly rolling, water from well, with steam pump, cement cistern, water piped to house, barn, yard, etc., cottage of 6 rooms, in fine condition, barn, chicken houses and yard, etc.—see photographs—100 silver prunes, plums, 25 Columbia, 25 Washington, 15 Japanese, 65 olives, 15 cherries, 72 assorted apples, 52 assorted Bartlett pears, 20 quince, 25 peaches, 25 assorted apricots, 15 figs, 4 orange, 5 almonds, 10 Winter Nellis, etc., raspberries, strawberries, blackberries, currants and gooseberries, $\frac{1}{2}$ mile to school, 1 mile to Petaluma, nearest town, P. O. and R. R. station. 63

SISKIYOU COUNTY.

8,308 acres, 3 miles northeast of Montague, in Shasta Valley, Siskiyou county, Cal.; 6,500 acres level valley and bottom land, 1,000 acres very gradual sloping land, 800 acres rolling land, all clear and ready for the plow, soil is very productive, being of a dark-vegetable loam containing a very little gravel, 3,000 acres of the tract will grow alfalfa without irriga-

FOR SALE BY
Campbell-Fitzhugh-Ropkins Co.
 624
 MARKET + STREET
 (OPPOSITE J. L. LEE BLDG.)
 SAN FRANCISCO



MAP OF THE

DIAMOND RANCH

SCOTT + TRACT

Shasta Valley, Siskiyou Co., Cal.

FOR SALE IN SUBDIVISIONS

Of from 40 Acres Upward

Price \$10 to \$50 per Acre

TERMS—One-quarter Cash, Balance in One, Two and Three Years

SEE OTHER SIDE

❖ DIAMOND RANCH ❖

(SCOTT TRACT)

This body of land is located in Shasta Valley, Siskiyou County, California; is three miles northeast of the town of Montague, the junction of the California & Oregon Railroad and the Yreka branch and the most important shipping point on the former railroad between Redding and the Oregon line. The California & Oregon Railroad runs through it, and Snowdon Station is located upon the western portion of the ranch. There are 8308 acres in all: 6500 acres bottom land, 1000 acres gradual sloping, and 800 rolling; all is first-class agricultural land; all clear and fenced. The soil is a dark vegetable-loam, very productive; some portions contain a little gravel. The land will grow any of the cereals and all of the hardier fruits, as is shown by the orchards immediately adjacent and scattered through the valley. 3000 acres of the bottom land will grow alfalfa without irrigation, as is now being done on the adjoining land. This valley excels in its prunes and apples. The land is splendidly suitable for subdivision, most of it being level and uniformly rich and productive soil. There are a number of fine flowing springs, and water is found at from six to twelve feet in the valley, and from twelve to forty feet on the slopes. There are three large new houses and barns just finished on the tract. This year there are over 2000 acres in wheat and a large portion of the land is summer-fallowed. Next year 5,000 acres will be in wheat.

SHASTA VALLEY

Is a valley thirty to forty miles long and from four to ten miles broad, traversed its entire length by the California & Oregon Railroad. This valley is a great wintering place for the large stock owners, who drive their stock from southeastern Oregon and northeastern California into it and winter there. All the hay that can possibly be raised in the valley finds a ready market to these cattlemen. The price for hay ranges at from \$8 to \$12 per ton. Surrounding this valley is an extensive grazing country, and immediately north and south of it is a very large and fine timber belt scattered through which are a great number of saw mills. The freight from Shasta Valley to San Francisco is \$1 per ton, which the railroad promises to reduce to \$3 per ton next year. All of the surrounding land in the valley is cultivated, or is fenced in for pasture. The prices for farming land throughout the valley range from \$20 to \$60 per acre. The climate is first-class, rainfall being abundant, summers never very hot and the winter mild and open.

THE DIAMOND RANCH

Is for sale as a whole or in subdivisions at prices from \$15 to \$40 per acre. A purchaser may enter into immediate possession or have his ranch cultivated on shares. Inspection and examination of the land are solicited.

These are a few of the reasons why a farmer in Shasta Valley can make more money than one in either the San Joaquin or Sacramento valley. First—This land being bottom valley land, capable of raising alfalfa without irrigation, as is shown by land immediately adjacent to it, and also on account of the climatic conditions, he is surer of a good crop. Second—The railroad is at his door, making transportation a minimum, because the average ranches throughout California, although nearer to market, are from ten miles upward away from a railroad, and it costs more to haul ten miles by wagon than two hundred miles by railroad. Third—Shasta Valley is surrounded for hundreds of miles in all directions by a vast and rich stock country. It is a wintering valley and also a shipping point. Every fall thousands of head are driven into the valley and are there fed and wintered, the climate being mild, and it being the nearest source of supply for winter feed; hence the market for hay and feed is first class, and a farmer can sell his hay a year ahead, if he chooses, at much better prices than are ever obtained in Sacramento Valley, and he is able to get for his straw what they get for hay. Fourth—He can buy calves and hogs cheaper than is possible in the large valleys, for every man in the large valleys who raises stock has the feed in the winter for them, which is not the case surrounding Shasta Valley. Fifth—Shasta Valley is a typical stock country, millions of acres of pasture land, which are not farming land, surrounding it, and one owning a home farm in the valley has plenty of feed at all seasons for as much stock as he has. Sixth—Shasta Valley is the banner location for prunes and apples, two hardy fruits that can be shipped, and which are not over done, and in which there is money. Seventh—Finally, if a purchaser chose, he can have his farm cultivated on shares and get from six to ten per cent on his investment, independent of the increase of the value of the land, and this without any risk.

tion, as shown by the adjoining land; the harder fruits prosper in this part of the country, especially prunes and apples, bearing orchards near by; the land is finely situated for subdivision, numbers of fine flowing springs, water from 6 to 12 feet in the valleys, 12 to 40 feet on the slopes, water in wells and springs is first-class; the greater portion of the tract is inclosed with post and board fence, there are 3 new houses, 1 large, new blacksmith-shop, 1 60x100 feet barn, the climate is first-class, abundance of timber land of the finest kind, with mills near by; this valley is used as a wintering and shipping point by all the stockmen in northeastern California and southeastern Oregon; all the hay that can possibly be produced in this valley finds a ready market at \$10 per ton, and can be contracted for ahead if desired, and very frequently at a much higher price; the California & Oregon R. R. runs 3 miles through this tract, and there is a station now upon the ranch; the railroad company is now seeking to buy a piece of this land and put a townsite on the property, where it is proposed to make a junction with its proposed southeastern Oregon line; this year there are 3,000 acres in grain, and is the first time the ranch has been cultivated; the taxes are low; reference, Geo. Howard Thompson, land agent; Bank of California, who has examined and reported upon this ranch.

STANISLAUS COUNTY.

\$25 per acre—662 acres, all valley land, 4 acres bottom, all under cultivation, soil sandy loam, has some scattering oaks, depth to water in wells about 20 to 30 feet, all fenced, fair barn, school $\frac{1}{2}$ mile, Modesto 6 miles, P. O. and R. R. station.

\$45 per acre—160 acres of valley land, all under cultivation, soil rich, sandy loam, $\frac{1}{2}$ mile south of R. R. station at Oakdale, plenty of oak wood, adjacent to the Modesto Irrigation Ditch, and can be watered by their ditches, all fenced and cross-fenced, $2\frac{1}{2}$ miles of fence, large house, stable, barn and shedroom for 40 horses, air-tight granary, capacity 50 tons grain, well tanks and windmill, giving plenty of good water, schools, churches, etc., $\frac{1}{2}$ mile distant, bank will loan \$3,000 or \$4,000 on land. 4

\$35 per acre—340 acres, all under cultivation, some oak trees for shade, soil sandy loam and some adobe, good water, common farm buildings with good brick tank and windmills, Oakdale $2\frac{1}{2}$ miles, R. R. station. 5

SAN LUIS OBISPO CO.

\$3,500—160 acres, 60 valley, 100 hill, 100 tillable, 50 under cultivation, 60 in pine and oak timber, soil sandy loam, produces fruit and grain, 2 wells 40 feet deep, fenced with wire, good barn, good adobe house, 200 different varieties fruit, 1200 rooted cuttings, 12 head cattle, 2 horses, 1 two years old and 1 one year old, 150 to 200

chickens, wagon, two plows, harness, harrow, cultivator, and different tools, town and P. O. Creston, 5 miles, R. R. station Paloma, 10 miles. 6

\$15 per acre—160 77-100 acres, all rolling hills, 120 acres tillable, 15 acres under cultivation; produces everything in grain and fruits, plenty of wood, good spring and well, 80 acres fenced, house, small barn, 60 fruit trees 2 years, a few vines, school $\frac{1}{4}$ mile, Creston 5 miles, R. R. station, Santa Margarita, 7 miles. 7

\$15 per acre—80 acres, 12 to 15 valley, balance rolling hills, all tillable, 15 under cultivation, soil black sandy loam, unexcelled for fruit and vines, scattered oaks and pine trees, 2 springs, one everlasting, small house 18x20, 15 peach and apricot trees, almonds and walnuts, $\frac{1}{2}$ miles to school, Creston, $4\frac{1}{2}$ miles, R. R. station, Paloma, 8 to 9 miles. 5

TEHAMA COUNTY.

\$20 per acre—2,600 acres, 5 miles from Tehama, on Elder Creek, all under a high state of cultivation, excepting about 300 acres, is all nice level land and can be irrigated from the above named creek if desired, has 2 sets of good buildings; this would be a fine tract for subdivision; there are a few fruit trees and vines, plenty of good wood along the bank of creek. 6

\$20 per acre—160 acres, $1\frac{1}{2}$ miles from Kirkwood, all under cultivation, in the Kirkwood irrigation district, is nicely located on the county road, and handy to good school, 2 small houses, price \$25 per acre. 7

\$20 per acre—840 acres, 12 miles northwest of Orland, fine stock, grain or fruit farm, $\frac{1}{2}$ of this is finest kind of valley land, balance is low rolling adobe hills, covered with nice scattering oak timber, house of 6 rooms, good large barn, blacksmith shop and other outbuildings, plenty of good water, school near by. 8

\$30 per acre—720 acres, all under a good fence and cross-fenced into 2 fields, part of this tract will produce alfalfa, is on the line of the California & Oregon R. R. and near 2 good towns, $2\frac{1}{2}$ miles from one and 3 miles from the other, good house of 5 rooms, and nice large barn, fine well of water, also living spring, would be a fine tract to subdivide. 10

\$40 per acre—470 acres, subdivided into 40 acre tracts, this is all the very finest kind of fruit or vine land, entire tract has been cultivated, 3 miles from good town and R. R., is a sandy loam, and is in the Kirkwood irrigation district. 11

\$20 per acre—693 acres, all under cultivation and fenced, slightly rolling, soil is a sandy loam mixed with very little gravel, plenty of water, small house and barn, 3 miles east of Kirkwood, and $2\frac{1}{2}$ miles from the Sacramento River, is a fine tract to subdivide, as it is nicely located. 12

\$25 per acre—320 acres, all under cultivation, level land, $1\frac{1}{2}$ miles west of Corning, splendid road to town, good school, church, etc. 13

\$30 per acre—240 acres on the Sacramento River, opposite the Stanford vineyard, 5 miles from Corning, all under cultivation, soil is a dark loam and will produce any kind of fruit or vine, good house of 6 rooms, good large barn and other outbuildings, plenty of good water and timber on the tract, $1\frac{1}{2}$ miles from school, well fenced. 14

\$10 per acre—320 acres, 13 miles from two good towns, 200 acres under cultivation and fence, one-half of same is nice valley land, and the balance low rolling adobe hills, covered with nice scattering oak timber, bottom land is always sure of a good crop, and is also nice fruit or vine land, good school near the place, house of 6 rooms, good large barn and other outbuildings. 15

\$12.50 per acre—240 acres, part rolling and part level land, but all good productive soil, with plenty of wood and water, most of the tract is also under good wire fence, is 12 miles west of Kirkwood, this is fine soil for fruit or vines. 16

\$30 per acre—1,000 acres, all under cultivation, sandy loam, mixed with very little gravel, 400 acres under good fence, with living spring of water on same, good house, 6 rooms, 2 good large barns, granary, blacksmith shop, and other outbuildings, 600 grape vines, very fine, all bearing, there is a large grain warehouse and R. R. switch near the house, fine tract of land for colony purposes, will produce any kind of fruit or vines, 4 miles from two good towns. 17

\$30 per acre—720 acres on the north bank of Stony Creek, 3 miles from Orland, 300 acres under good board fence, about one-half of this is fine rich creek bottom, 40 acres in orchard, all in full bearing, with private water ditch, the balance can be planted to fruit or vines and irrigated if desired, good new house of 6 rooms, new barn 80x50, is a fine tract to sell in 5, 10 or 20-acre tracts, as the entire 720 acres can be irrigated if necessary, plenty of good wood on the place. 18

\$15 per acre—76 acres, 10 miles west of Corning, which has a fine \$5,000 school building, nice hotel and 3 good stores, is located in the low rolling hills, and is a fine adobe, one-half of the tract is in what would be called valley or bottom land, and the remainder on the hills, plenty of good oak timber on the tract, and a fine well of water, school on one corner of the land. 19

\$15 per acre—240 acres, about one-half of which is bottom and valley land, balance low rolling adobe hills, covered with scattering oak timber, 140 acres under a high state of cultivation, about one-half of this tract is under a good wire fence, has 2 fine wells of water, fair house of 4 rooms, small barn, chicken house, and all other necessary outbuildings, will produce any kind of fruit, vines or grain, 12 miles from Orland, and 11 miles from Kirkwood, good school, $1\frac{1}{2}$ miles. 20

\$20 per acre—280 acres, 150 acres fine creek bottom, the finest kind of sandy loam, and all can be irrigated if desired, the upland will produce fine vines, 4 miles from two good towns and R. R., plenty of water, and fine oak timber. 21

\$15 per acre—3,600 acres, 8 miles from Corning, is all under cultivation, this land is located in the Kirkwood irrigation district, and in fact there is a private ditch almost completed to the west side of the track, 2,000 acres of this is good valley land, and the balance low rolling adobe hills, fine set of buildings, all in good order, is one of the finest tracts in northern California for colony purposes. 22

\$15 per acre—160 acres, all under cultivation, 9 miles from Orland, on the north bank of Stony Creek, is all low rolling adobe hills, and will produce the finest kind of fruit or vines, small house and barn, not in very good condition, fine well of water. 23

\$60 per acre—560 acres, adjoining the town of Corning, all under cultivation, will grow any kind of fruit, vines or grain, all under a good fence, fair house and barn, plenty of trees and shrubs, nice orchard and vineyard, all in full bearing of 6 acres of the finest fruits and grapes. 24

\$10 per acre—160 acres, only $3\frac{1}{2}$ miles from town and R. R., will produce good fruit or vines, adjoins the Elmore Colony tract, but is better soil and will be sold for \$5 per acre less than they are selling. 25

\$10 per acre—160 acres, only 9 miles from 2 good towns and R. R., will be sold in 80-acre tracts if so desired, all level, is nicely located and near good school, soil dark loam, it is near the Elmore Colony that they are selling at \$15 per acre, but much better soil. 26

\$12.50 per acre—150 acres, 12 miles from 3 good towns and R. R., is part valley and the balance low rolling hills, the very best kind of soil, small house, fine well of water, also good oak wood, school near the tract. 27

\$8 per acre—7,560 acres of rolling foothill land, about 20 miles west of Red Bluff, on good road, plenty of living springs and creeks with running water, large amount of fine scattering oak timber, from 2,000 to 3,000 acres of the land all mostly level and fine for grain, fruits or vines, there are some 4 or 5 different valleys on the property, one of which contains common ranch-house, large barn, about 100 fruit trees 8 or 10 years old, 7 acres alfalfa, property is used and is particularly adapted for cattle or sheep ranch. 28

\$12.50 per acre—960 acres, 12 miles from 2 good towns and R. R., land is part level and the finest kind of valley land, while the balance is low, rolling adobe hills, is all under a good fence of 2 boards and 3 wires, over $\frac{1}{2}$ of the tract can be plowed, and the balance is covered with timber, good house and barn, plenty of living water, considerable of the valley land can be irrigated if desired; this is one of the best stock, grain or fruit ranches in Tehama County. 30

\$85 per acre—240 acres, 50 valley, 25 bottom, 190 rolling, all tillable, 35 under cultivation, very best for alfalfa, produces fruits of every variety, olives, almonds, peaches, cherries, pears, figs, 1 big never failing iron spring, 9 miners' inches, and running creek through the land, also the half of a charming fresh water lake, common house, barn and outbuildings, school $1\frac{1}{2}$ miles, Creston $1\frac{1}{2}$ miles town and P. O., R. R. station Paloma $6\frac{1}{2}$ miles, iron spring is a famous medical water and hundreds of people from Kern and Tulare counties are coming every fall to restore their health by drinking this water. 9

\$12 per acre—100 acres, 10 valley, 10 bottom, 60 tillable, sandy loam, unexcelled for olives, prunes, almonds, peaches, cherries, scattered oak and pine trees, never failing running creek, fenced on one side, 3 wires, town and P. O. Creston 3 miles, R. R. station Paloma 8 miles. 10

\$40 per acre—75 acres, 18 valley, 15 bottom, all tillable, soil rich sediment and sandy loam, produces olives, prunes, pears, peaches, cherries, almonds to perfection, scattered oak and pine trees, all fenced, 3 wires, school $1\frac{1}{2}$ miles, town and P. O. Creston 2 miles, R. R. station Paloma $7\frac{1}{2}$ miles. 11

\$65 per acre—450 acres, 100 valley, 75 bottom, all tillable, 120 under cultivation, soil rich sediment, very best for alfalfa, on the hills sandy loam, produces vegetables, potatoes, grain, hay, fruits, olives, figs, cherries, pears, peaches, scattered oak and pine trees, 4 fresh water lakes and a never failing stream of running water, flumed down to the valley land, fenced 3 wires and cross-fence, 8 acres around the house rabbit fence, hard finished house of 7 rooms, bath, kitchen, pantry, milk room, 2 barns, chicken-house and other outbuildings, family orchard of 120 trees of all varieties, 250 imported olive trees from France of the choicest varieties, small vineyard planted last year, 150 Cabernet, Sauvignon, 150 Carment of Medoc, 100 choice varieties of table grapes, furniture of house and farming implements, school $1\frac{1}{2}$ miles, town and P. O. Creston 2 miles, Paloma station 7 miles. 12

\$20 per acre—531 acres, 15 valley, 40 bottom, 400 tillable, 40 under cultivation, soil sandy to heavy loam, bottom land rich black sediment, unexcelled for alfalfa, fruits, olives and prunes, subdivided into 6 lots from 40 to 120 acres, scattered white and live oaks, pine trees, never failing spring, affording more than needed to irrigate the whole bottom land, as a whole or in subdivisions of \$20 to \$40 per acre, school 1 mile, Creston 2 miles, R. R. station Paloma 5 miles. 13

\$25 per acre—200 acres, 65 valley, 65 bottom, all tillable, soil rich sediment and sandy loam, produces olives and prunes, all other fruits except citrus, scattered oaks and pines, school $1\frac{1}{2}$ miles, Creston $1\frac{1}{4}$ miles, R. R. station Paloma 6 miles. 14

\$100 per acre—100 acres, 65 valley, 60 bottom, all tillable, 50 under cultivation, soil rich black sediment and sandy sediment, produces fruits of every variety, mainly olives, prunes, almonds, peaches, pears and cherries, alfalfa, grain and vegetables, scattered oak and pine trees, 2 fresh water lakes, 12 inches of running water, can be used for irrigating the whole bottom land, fenced on 3 sides, 3 wires, school 1 mile, town Creston $1\frac{1}{4}$ miles, R. R. station Paloma $6\frac{1}{2}$ miles. 15

\$4,500—196 acres, 2 miles from Creston, all tillable, 90 under cultivation, soil light sandy to heavy loam, produces prunes, olives, every other fruit except citrus, wood enough for family use, water from a natural spring, 100 acres fenced with two wires, common house, barn, stable and chicken-houses, etc., school $1\frac{1}{4}$ miles. 16

\$16 per acre—2400 acres, $1\frac{1}{2}$ miles from Creston, gently rolling hills, with pretty valleys, dotted with white oaks, all tillable, soil rich in phosphates, magnesia and lime, produces prunes, olives, figs, every other kind of fruit except citrus, is already subdivided into 80 to 120-acre tracts, 13,000 cords of wood, several natural springs, about 3 miles barbed wire fence, excellent barn, cookhouse, wagon shed, men's quarters, 8 acres 2-year-old prunes, 5 acres all varieties, including many kinds of olives and figs for experiment, as a whole \$16 per acre, subdivisions from \$8 to \$35, school $1\frac{1}{2}$ miles, Creston $1\frac{1}{2}$ miles, R. R. station Paloma 6 miles, this place cannot be surpassed for figs, prunes and olives; the owner has lately acquired an adjoining property, on which he has this year planted a fig orchard of 25 acres and some imported French olives, and his only reason for wishing to sell is that he finds he has too much land to look after. 17

SAN JOAQUIN COUNTY.

\$35,000—The Lodi Milling Company, consisting of a block of land, 170x360 feet, fronting on Locust, Elm and Main streets, with the track of the San Joaquin and Sierra Nevada Railroad and the track of the Southern Pacific Railroad on the fourth side; the mill building is a 4 story brick 36x48, attached to main building is the office, engine and boiler room, coal sheds and grain room, there are two warehouses on this block, wooden structures 60x200 and 60x38; the company also uses a brick warehouse across the street, 80 feet from the mill, having a capacity of 4500 tons of wheat, rent \$600 per year, has a runway across the street to the mill; Lodi wheat, particularly the white wheat of the Mokelumne river, is the best in California for flour, and since wheat growing was begun in this section there has not been a failure of crops; the owner's reason for selling is lack of sufficient capital to run the place, he is a careful and experienced miller and will be able to show the right man how from 25 to 30 per cent per annum can be realized on the capital invested. Description of machinery, etc.—One Meyers' cut-off engine cylinder 30x14 inches, 120 horse power, 2 tubular boilers 16 feet long, 44 inches diameter, 32 tubes in each, 1 Delamater cold water pump, 1 hot water pump, good steam heater, smoke stack in good condition, extends 20 feet above mill, good draught, fuel cheap, good lone coal delivered on side track at mill in car lots for \$2 25 per ton. First floor—One line shaft and counter shaft with pulleys to drive machinery above wheat dump and rougher, barley roll in barley room on first floor. Second floor—3 sets Pacific rolls, double, 9x30, 2 sets Nordyke Marmon, double, 9x30, 1 Eureka bran packer, 1 Eureka flour packer, 4 George F. Smith's middlings collectors No. 2. Third floor—4 scalping reels for breaks, 4 belting reels 20 feet long, 30 inches diameter, 1 Eureka smutter, 1 centrifugal reel No. 1. Fourth

bor to the beautiful city of Chico, and adjoins it almost immediately on the north, simply the residence of General Bidwell, the proprietor of Chico Vecino, intervening.

PICTURESQUENESS

Chico Vecino is very beautifully located between two fine streams of clear mountain water, whose banks are beautifully wooded with willow, cottonwood, oak and sycamore, festooned with wild grape and other vines. Magnificent groves of young oaks approach the borders of Chico Vecino and add to the beauty of the landscape. Beautiful drives widen along the banks of the streams mentioned, among the groves and into the canyons adjacent.

SUBDIVISIONS.

Chico Vecino has been subdivided in a manner to suit all classes of purchasers. The major portion of the tract has been divided into 20-acre blocks, with 5-acre subdivisions. An avenue eighty feet wide surrounds every block. Portion of the tract on each side of the grand avenue (the Esplanade) and nearest thereto, has been divided into lots 90x100 feet, containing nearly half an acre. The prices fixed at which the property is being sold are low, and the terms are easy; only 20 per cent of the purchase price being required on all sales and \$10 per month per acre on acre property, and \$10 per month on lots thereafter until paid; 5 per cent discount allowed for cash payments. The town of Chico is one of the prettiest in the State, having a population of about 6,000, principally American. The municipality is under a regular town government, with all its adjuncts, which is administered with fearlessness and economy. Its location, in the heart of the richest portion of the Sacramento Valley, insures for it a population of 25,000 to 40,000 people. Among her manufactures at present are a large foundry, machine shop, numerous planing mills, wagon and carriage factory, furniture factory, plow works, marble and granite works, large fruit cannery, flouring mills, with a capacity of 200 barrels per day, etc. Splendid brick business blocks have been and are being built; handsome dwellings springing into existence on every hand and business is prosperous.

Maps showing the subdivision and full information concerning the property can be had upon application.

BUTTE COUNTY.

\$6,500—120 acres, 14 miles north of Chico, valley land, 20 acres bottom, all under cultivation, sandy loam and sediment, produces hay and grain and is eminently adapted to fruit; scattering oak wood, small stream runs through it, well fenced, the buildings do not amount to much, small family orchard, about 10 acres, few vines, town and P. O. and R. R. station about 3 miles.

10

\$800—5 acres, all under cultivation, soil strong sandy loam, water in abundance, 100 almond trees 3 years old, balance suitable for any kind of trees, $2\frac{1}{4}$ miles to Chico, town P. O. and R. R. station.

11

\$950— $2\frac{1}{4}$ miles from Chico, 5 acres, all under cultivation, soil sandy loam, abundance of water, 100 almond trees, 160 apricot and 100 peach, all of the best varieties, 3 years old, school, town, P. O. and R. R. station is Chico, $2\frac{1}{2}$ miles.

12

\$14,500—170 acres, on Deer creek, bottom and second bottom, most all under cultivation, in timber along creek, sediment soil, produces fruits, hay and grain, vegetables, wood oak, sycamore, willow, etc., splendid water right, ample quantity for irrigation, with ditches, good 2-story house in fair condition, plenty of barn room, out-houses, storehouses for fruit, etc., about 60 acres in bearing peach trees, some few figs and other trees, few vines, farming implements go.

13

\$5,000—9 $17\frac{1}{2}$ miles adjoining town of Chico, all under cultivation, soil rich sandy loam, produces apricots, prunes, plums, almonds, peaches, cherries, pears, figs, apples, good fence, 1377 fruit trees, 400 peaches are 2 years old, the balance 6 years, and are bearing finely, school (graded) $\frac{1}{2}$ mile, Chico $\frac{3}{4}$ mile, town and R. R. station.

14

\$4,500—160 acres near Chico, 40 acres bottom, balance rolling and hill, 80 tillable, 40 under cultivation, scattering timber, soil red gravelly loam, except bottom land, which is rich sediment soil, produces fruits and grains, wood oak, sycamore, laurel, pine, etc., house of 4 or 5 rooms in fair condition, good barns and outbuildings, fruit peaches, almonds, olives, figs, a few oranges, etc., few vines, implements, etc., 1 mile to school, Chico 4 miles.

15

SONOMA COUNTY.

\$3,000—10 acres valley, all under cultivation, soil black sandy loam, produces fruits and vegetables of every description without irrigation, well with pump and all bricked for windmill, all fenced, good barn, all in French prunes, Bartlett pears, winter apples and English walnuts, all the choicest varieties, in full bearing, $\frac{1}{4}$ mile to school, town and P. O. Santa Rosa $2\frac{1}{2}$ miles, R. R. station Oak Grove $\frac{3}{4}$ mile.

PALO ALTO

— THE —
Coming Residence and Business Town

— OF THE —
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THE STANFORD UNIVERSITY

Now Approaching Completion, has an Endowment of

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(Including 83,300 Acres of Highly Improved Land)

THE PALO ALTO ESTATE, the site of the Great University, comprises 7300 acres, located on the S. P. R. R., midway between San Francisco and San Jose, in the finest climate in California.

THE TOWN OF PALO ALTO is not a part of the University domain, but is SURROUNDED ON THREE SIDES by the grounds of this grand Institution of Learning, and nearer to its buildings than any other land which can ever be sold—the University domain having been deeded by SENATOR STANFORD to the State, and by the terms of the grant made forever inalienable.

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ENORMOUS PRICES

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More than one-half of them already sold.

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